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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
Community Development Department

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 1059 HILL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 216  
 TAX SCHEDULE NO. 2945-141-2008 SQ. FT. OF EXISTING BLDGS 1373  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1445  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ Acres .144  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) OWNER PAUL FOX  
 (1) ADDRESS 1059 HILL AVE  
 (1) TELEPHONE 970-242-3975  
 (2) APPLICANT SAME  
 (2) ADDRESS SAME  
 (2) TELEPHONE SAME  
 USE OF EXISTING BUILDINGS RESIDENCE & STORAGE  
 DESCRIPTION OF WORK & INTENDED USE Storage Shed  
Accessory Bldg  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Garage is existing & sit on property line

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater n/a  
 Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bobbie Paulson Date 11/3/04  
 Department Approval Paul J. Jax Date 11/3/04

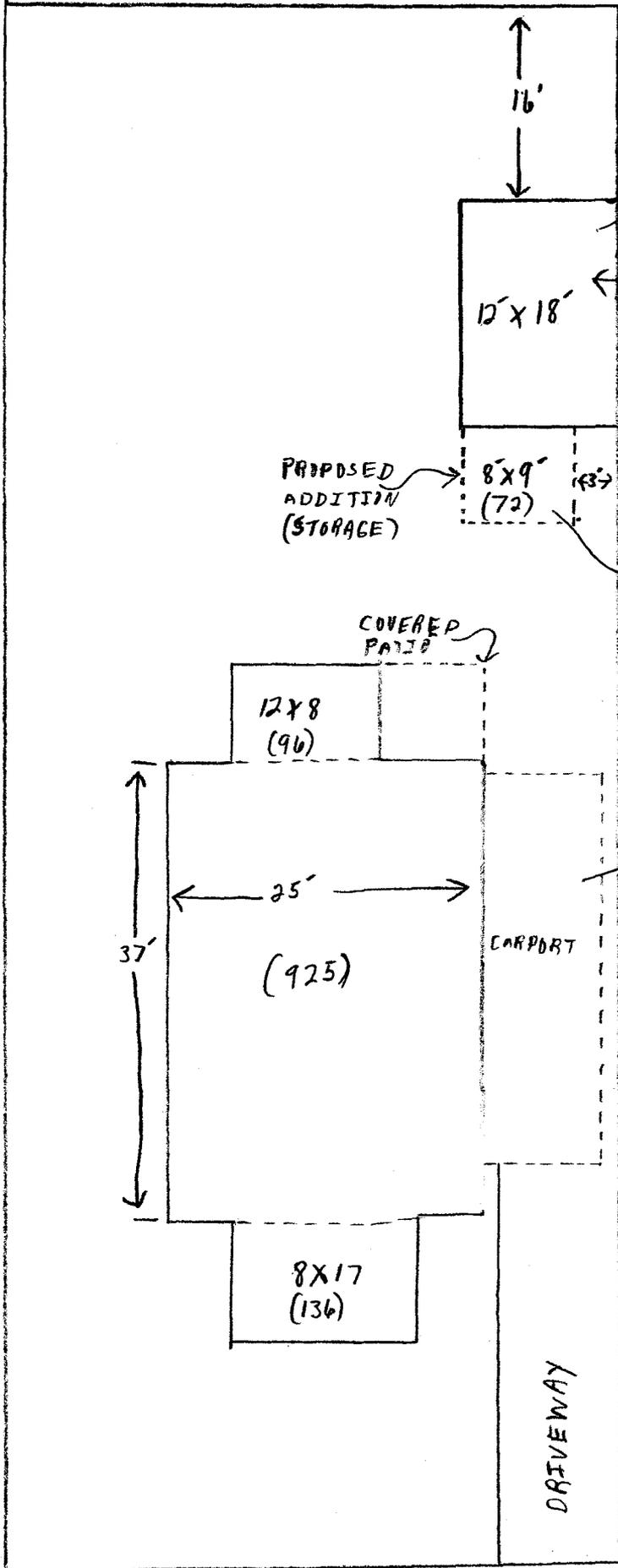
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Overholt</u>	Date	<u>11/3/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

~~50~~

$\frac{3}{4}'' = \approx 10'$

1202 S 4th Street  
130'



ST

existing

12' x 18' (216 SQ FT)

PROPOSED ADDITION (STORAGE) 8' x 9' (72)

216
96
925
136
<hr/>
1373

new

COVERED PATIO

12 x 8 (96)

37' 25' (925) PORT

existing

8 x 17 (136)

DRIVEWAY

SIDEWALK Hill Ave

ACCEPTED B. Paulsen 11/3/04  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.