

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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

Building Address 530 Hale Ave  
 Parcel No. 2945-154-26 017  
 Subdivision Crawford  
 Filing \_\_\_\_\_ Block 26 Lot 1-2-3

No. of Existing Bldgs 2 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1494 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 9375  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Steve Voytilla  
 Address 2099 Desert Hill Rd  
 City / State / Zip Grand Jct, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Steve Voytilla  
 Address 2099 Desert Hill Rd  
 City / State / Zip Grand Jct Co 81503  
 Telephone 234-2000

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Home, carport, shed + deck

**NOTES:**

Original PC issued in 1996.  
Work got inspections done.

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>FLP has been issued</u>
Voting District <u>A</u> Driveway Location Approval _____ (Engineer's Initials)	<u>file # 96-108.</u>

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 [Signature] Date \_\_\_\_\_  
 Department Approval C. Faye Hall Date 4/25/05

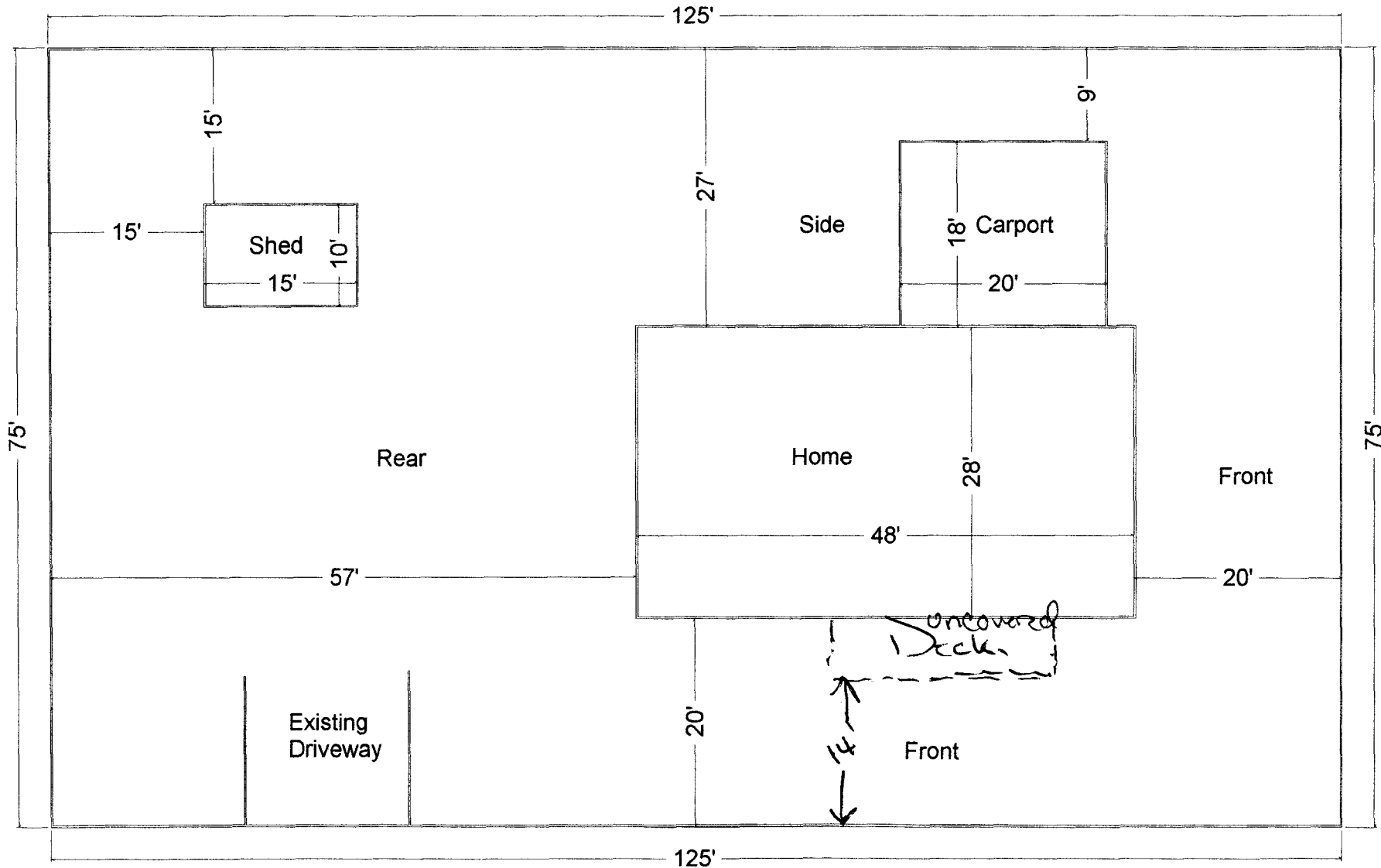
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/25/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# Site Plan - 530 Hale

Lots 1,2 & 3 Block 26 Crawfords  
Subdivision

ACCEPTED *C. Faye Hall* 4/25/05  
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.



Hale Ave.

Chuluota Ave.