

FEE \$	10.00
TCP \$	9
SIF \$	8

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

6423-4060

Building Address 430 west Hall ave

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-104-08-006

Sq. Ft. of Existing Bldgs 1120 Sq. Ft. Proposed 228

Subdivision West Lake Park

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block 4 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name John Marge Frick

**DESCRIPTION OF WORK & INTENDED USE:**

Address 430 West Hall ave

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

City / State / Zip Grand Junction CO 81505

**APPLICANT INFORMATION:**

Name John Felix Construction

**\*TYPE OF HOME PROPOSED:**

Address 3525 W. 15th Street

- Site Built
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_
- Manufactured Home (UBC)

City / State / Zip Grand Junction CO 81506

NOTES: NO rental/personal use

Telephone 970-245-6024

**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-5

Maximum coverage of lot by structures 60'

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES  NO

Side 5' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 John Felix

Date 7-19-05

Department Approval Gayleen Henderson

Date 7-19-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. NO change use/personal

Utility Accounting Marshall Cole Date 7/19/05

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)

7-19-05

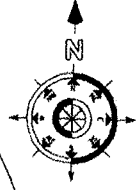
ACCEPTED *Gayle W. ...*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

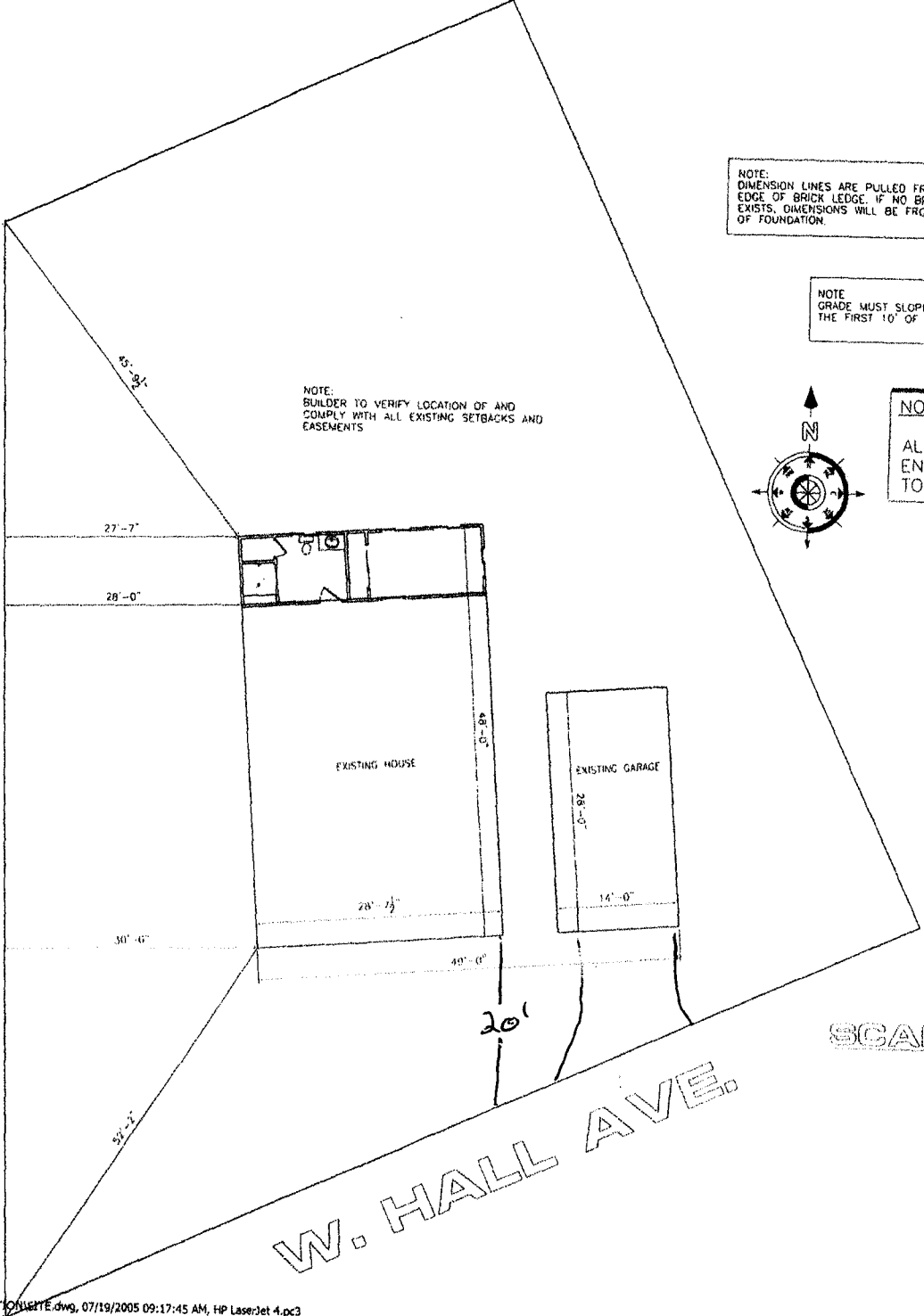
NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



SITE PLAN INFORMATION	
SUBDIVISION NAME	WESTLAKE PARK ANNEX
FILING NUMBER	N/A
LOT NUMBER	2
BLOCK NUMBER	4
STREET ADDRESS	430 W. HALL AVE.
COUNTY	MESA
LOT SIZE	?
SETBACKS USED	FRONT ?
	SIDES ?
	REAR ?

NOTE: BUILDER TO VERIFY LOCATION OF AND COMPLY WITH ALL EXISTING SETBACKS AND EASEMENTS



POPLAR DRIVE

W. HALL AVE.

SCALE: 1" = 20'-0"