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

BLDG PERMIT NO. _____

Building Address 2137 HALL AVE. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-124-06-005 Sq. Ft. of Existing Bldgs 960 Sq. Ft. Proposed 625
 Subdivision Del Rey Subdivision Replat Sq. Ft. of Lot / Parcel 7,872
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name KEVIN B MAHONEY
 Address 2137 HALL AVE.
 City / State / Zip GRAND JCT. CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): DETACHED GARAGE

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone (970) 201-3333

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions PAID
 Voting District _____ Driveway _____
 Location Approval _____ (Engineer's Initials) APR 30 2008

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 4/30/08
 Department Approval [Signature] Date 4/30/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>[Signature]</u>	Date <u>4/30/08</u>
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City of Grand Junction GIS Zoning Map ©



ACCEPTED *John A. Taylor*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 250

