

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 2325 Hall No. of Existing Bldgs 3 No. Proposed 1
 Parcel No. 2845-124-07-035 Sq. Ft. of Existing Bldgs 1336 Sq. Ft. Proposed 200
 Subdivision Regent Sq. Ft. of Lot / Parcel 7200
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2140 3076
 Height of Proposed Structure 10

OWNER INFORMATION:

Name Fred Stewart
 Address 2325 Hall Ave
 City / State / Zip 6J, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed 10x20

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 314-2724

***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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> ^{accessory} from property line (PL)	Permanent Foundation Required: YES _____ NO <u>_____</u>
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement <u>PAID</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	TB

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 Fred Stewart Date 5/23/08
 Department Approval Jason A. Rice Date 5/23/08

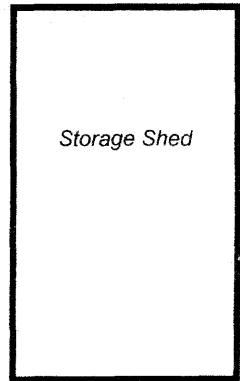
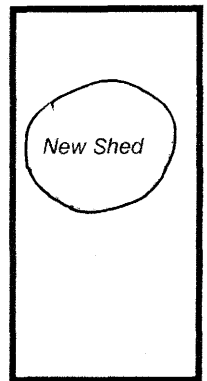
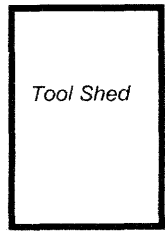
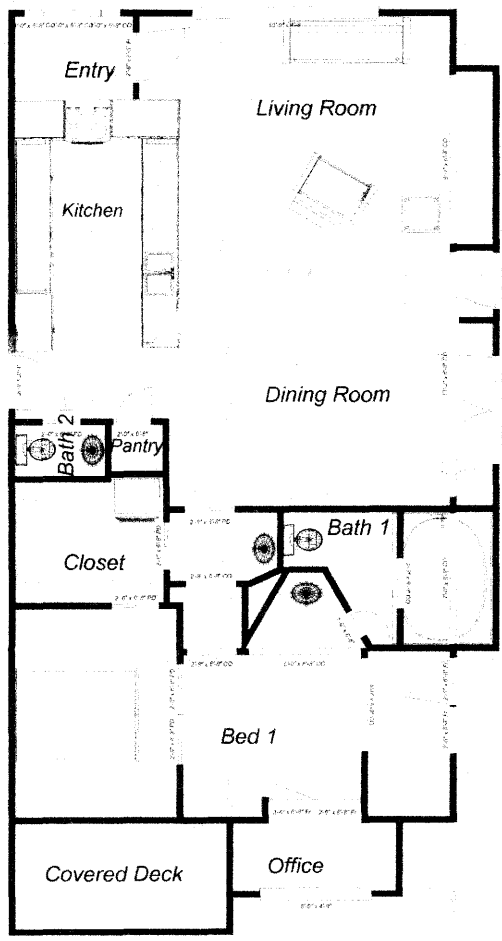
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>C. Bensey</u>	Date	<u>5/23/08</u>	

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)

HALL ST.

Handwritten mark

ACCEPTED *Judith A. Pica*
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.



- 19' -

- 16' -

3'



- 60' -

ALLEY *↘*