

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

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. 40357-5864

Building Address 2535 Hall Ave  
Parcel No. 2945-124-07-005  
Subdivision Melrose Subdivision  
Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs 2 No. Proposed 2  
Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 3200  
Sq. Ft. of Lot / Parcel 11,000  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,100  
Height of Proposed Structure 25 FT

**OWNER INFORMATION:**

Name Sandra K. Fairbanks  
Address 2535 Hall  
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 2nd floor

**APPLICANT INFORMATION:**

Name Scott + Sandra Fairbanks  
Address 2535 Hall Ave  
City / State / Zip Grand Junction, CO 81501  
Telephone 970-255-0631

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

NOTES: corrad bathroom to upstairs  
water family only living in residence

**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 PLANNING STAFF			
ZONE <u>R-8</u>	<b>PAID</b>	Maximum coverage of lot by structures	<u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	NOV 20 2008	Permanent Foundation Required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	<b>RB</b>	Plain Certificate Required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>35'</u>		Parking Requirement	<u>2</u>
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions	_____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

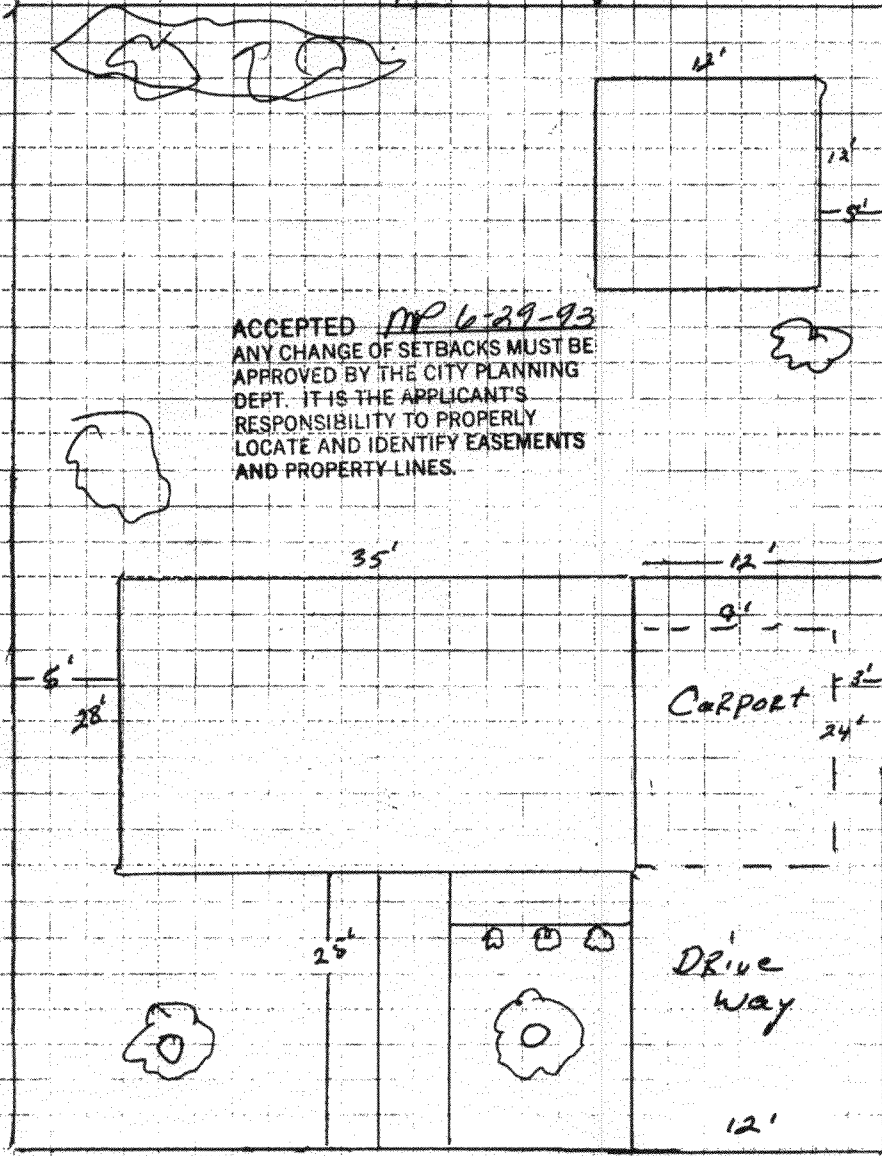
Applicant Signature Sandra Fairbanks Date 11/20/08  
Planning Approval Gayleen Henderson Date 11-20-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Single family dwelling</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/20/08</u>		

TAD Coit  
2535 Hall Ave

DATE

100' Alley



ACCEPTED MP 6-29-93  
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.

Carport

DRIVE  
WAY

Hall Ave

2nd floor addition

11-20-08

Gayless Henderson

ACCEPTED  
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.