

FEE \$	5.00
TCP \$	
SIF \$	

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

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

3913

Building Address 749 W. Hall  
 Parcel No. 02945-104-04-029  
 Subdivision Shaw Amended  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 9

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name LINDA MATRICKS  
 Address 749 W. Hall  
 City / State / Zip G.D. Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Joel Usher Construction Crew  
 Address 2775 Lexington Ct.  
 City / State / Zip G.D. Co. 81503  
 Telephone (970) - 361-6752

**\*TYPE OF HOME PROPOSED:**

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

NOTES: Finished Basement NO RANGE  
allowed. MAY NOT  
SEPARATE DWELLING UNIT. WET BAR, SINK, DISHWASHER,  
FRIDGE, OIL

**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 _____
SETBACKS: Front <u>N/A</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>N/A</u> from PL Rear <u>N/A</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>N/A</u>	Special Conditions <u>NO RANGE ALLOWED.</u>
Voting District _____	<u>MAY NOT BE USED AS A SEPARATE DWELLING UNIT. WET BAR, SINK, DISHWASHER, FRIDGE, OIL</u>
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 \_\_\_\_\_ Date 1-20-09

Department Approval [Signature] Date 1-20-09

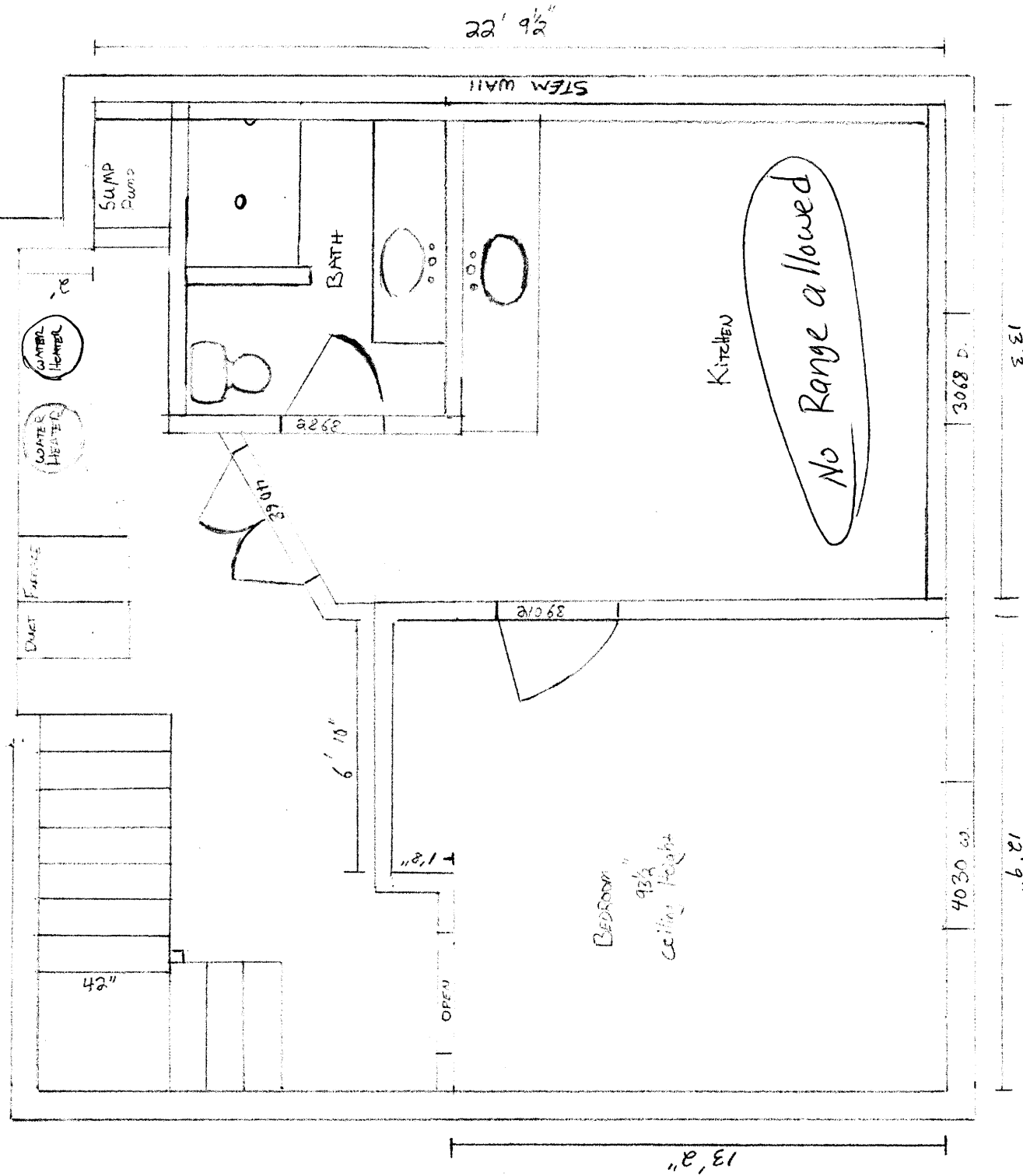
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no new sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/20/09</u>		

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)

LINDA MATTICKS  
 749 W. HALL  
 G.S. Co. 81501  
 Parcel #1029

BASEMENT  
 Proposed  
 Finish

Floating walls  
 1/2" DRUMMI  
 insulation (sound only)

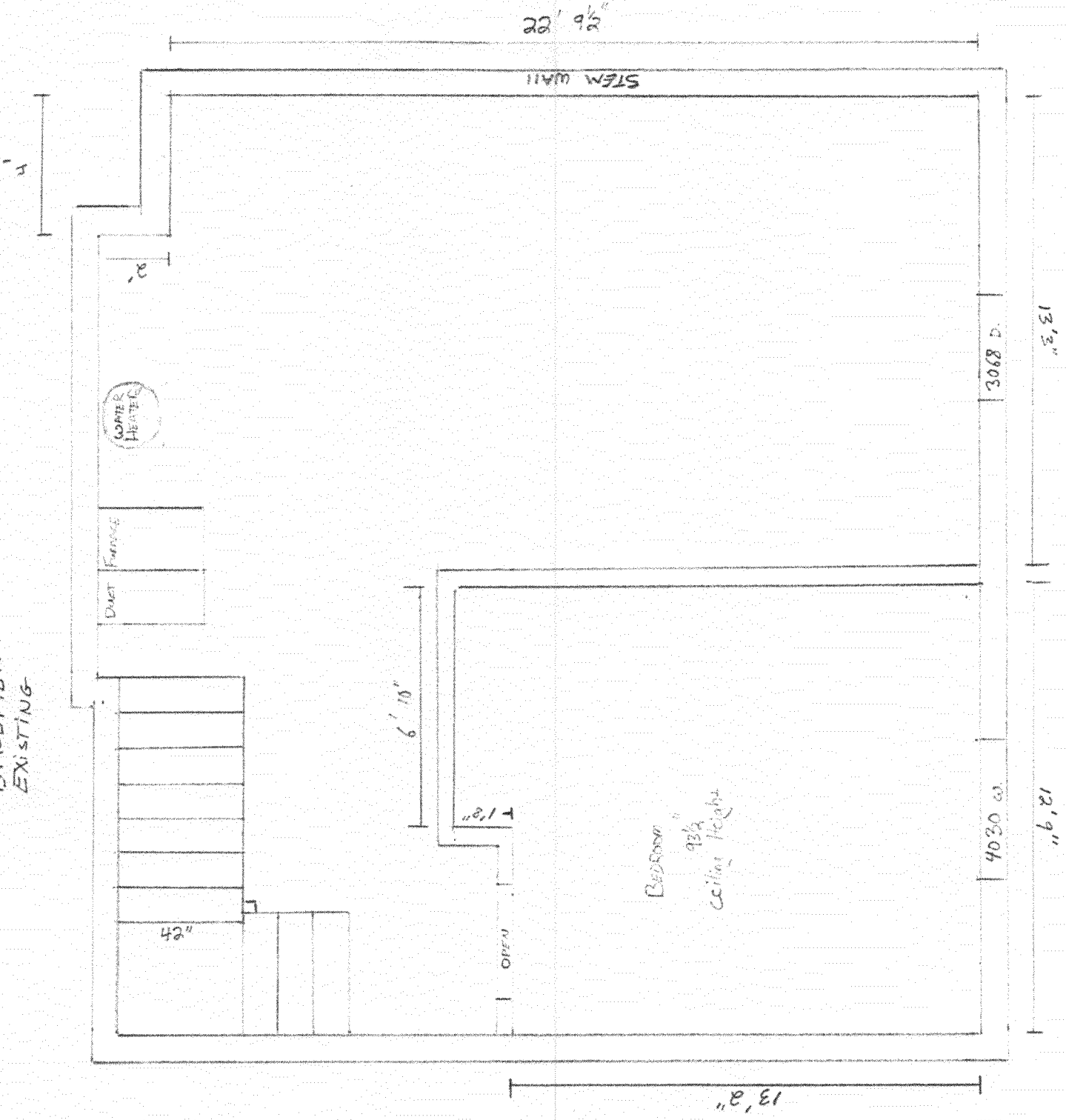


ACCEPTED  
 For Daily 1/20/09  
 ANY CHANGE OR REVISIONS MUST BE  
 APPROVED BY THE ARCHITECT'S DIVISION  
 IT'S THE ARCHITECT'S RESPONSIBILITY TO  
 VERIFY THE ACCURACY OF ALL  
 DIMENSIONS AND CONDITIONS

SCALE 1/4" = 1'

LINDA MATTICKS  
749 W. HALL  
G.D. CO. 81501  
Parcel #1029

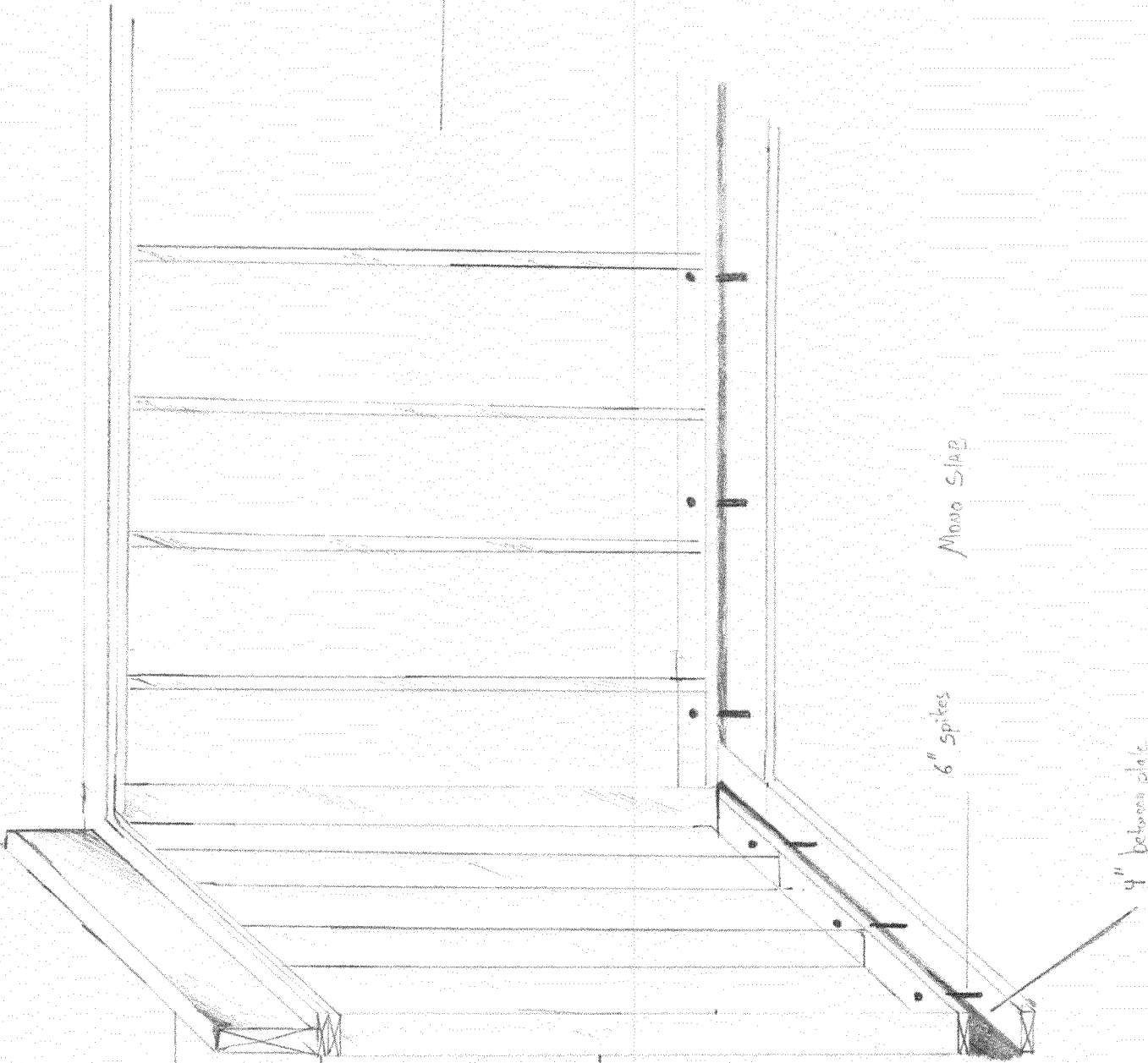
BASEMENT  
EXISTING



SCALE 1/4" = 1'

FLOORING CORNER  
DETAIL

749 W. Hall  
G.S. Co. 81501



EXISTING JOIST

DOUBLE TOP PLATE

GUM FASTENED TO JOISTS  
ABOVE

GREEN BOARD

6" SPIRES

MINI SLAB

4" BETWEEN PLATE