

FEE \$ <u>5,00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 6376

Building Address 865 Hall Avenue
 Parcel No. 2945-114-10-006
 Subdivision Mesa Sub
 Filing _____ Block 3 Lot 7

No. of Existing Bldgs 3 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2715 Sq. Ft. Proposed 535 + 3/2
 Sq. Ft. of Lot / Parcel 9539
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 271
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Tim Jackson
 Address 865 HALL AVE
 City / State / Zip GRAND JUNCTION
COLO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970-245-4574

***TYPE OF HOME PROPOSED:**

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

NOTES: adding CARPORT & Addition
to main house Laundry room

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 R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials) **RB**

PAID
MAR 09 2009
RB

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 [Signature] Date 3/9/09
 Planning Approval C McKee Date 3/9/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water addition</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/9/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

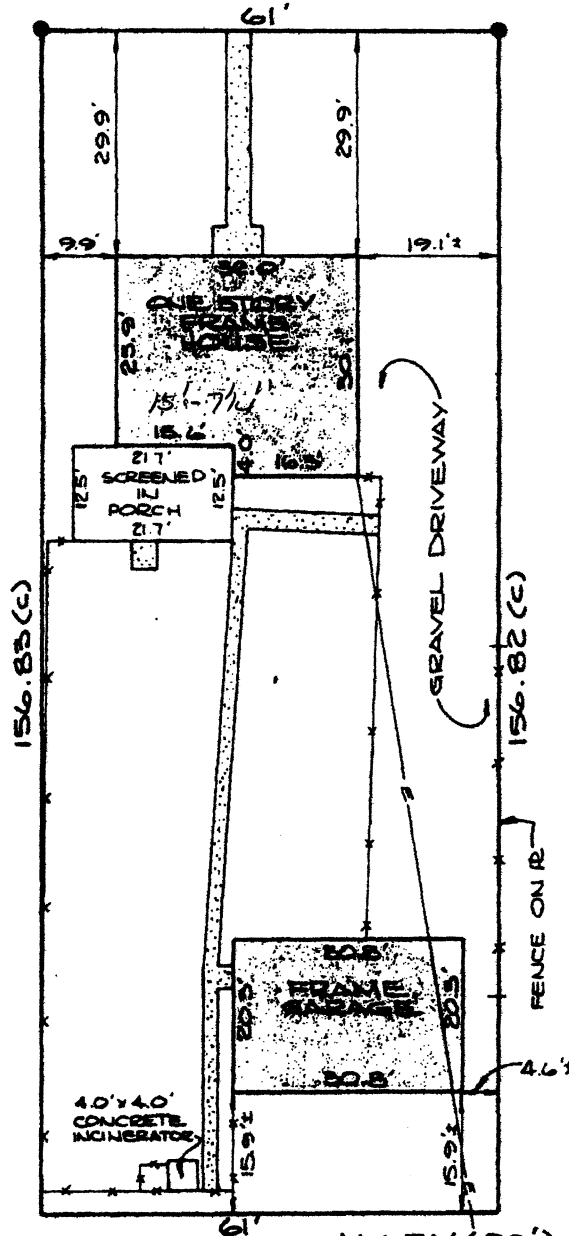
HALL AVENUE (60')



SCALE 1" = 20'

● DENOTES PIN FOUND

→ DENOTES 4' WOOD FENCE



IMPROVEMENT LOCATION CERTIFICATE

ALLEY (20')

LEGAL DESCRIPTION: 865 HALL AVENUE, LOT 7, BLOCK 3, MESA SUB-DIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

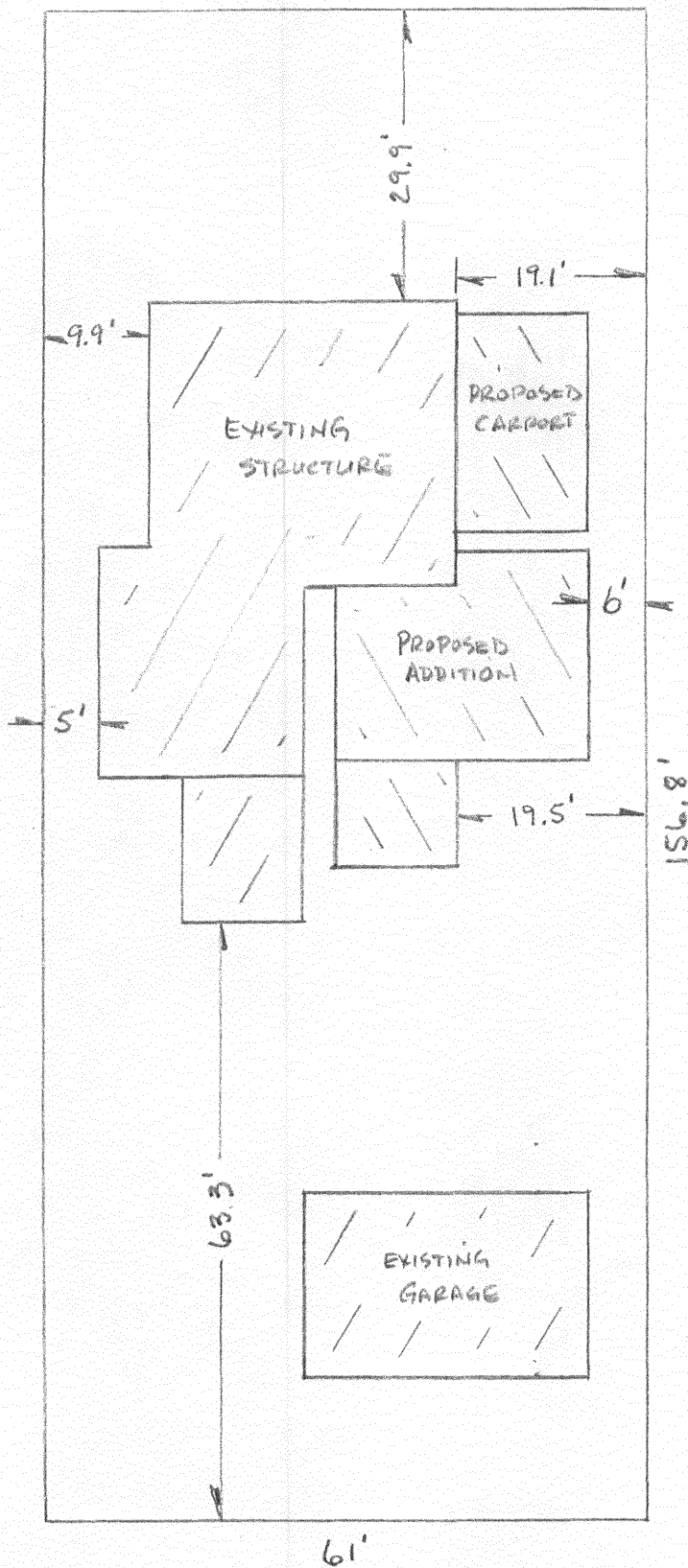
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RELIANCE FUNDING CORPORATION, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 14 NOVEMBER 1977, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



William G. Ryden
 REGISTERED LAND SURVEYOR LS 9331
 COLORADO WEST SURVEYING COMPANY
 835 COLORADO AVENUE
 GRAND JUNCTION, COLORADO 81501

JACKSON
 865 HALL



ACCEPTED
 ANY CHANGE OF THE BACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IS THE APPLICANT'S RESPONSIBILITY
 TO PROPERLY LOCATE AND MARK ALL
 EASEMENTS AND ENCUMBRANCES

[Handwritten signature]

61'

63.3'

29.9'

9.9'

19.1'

5'

6'

19.5'

18.951'

EXISTING STRUCTURE

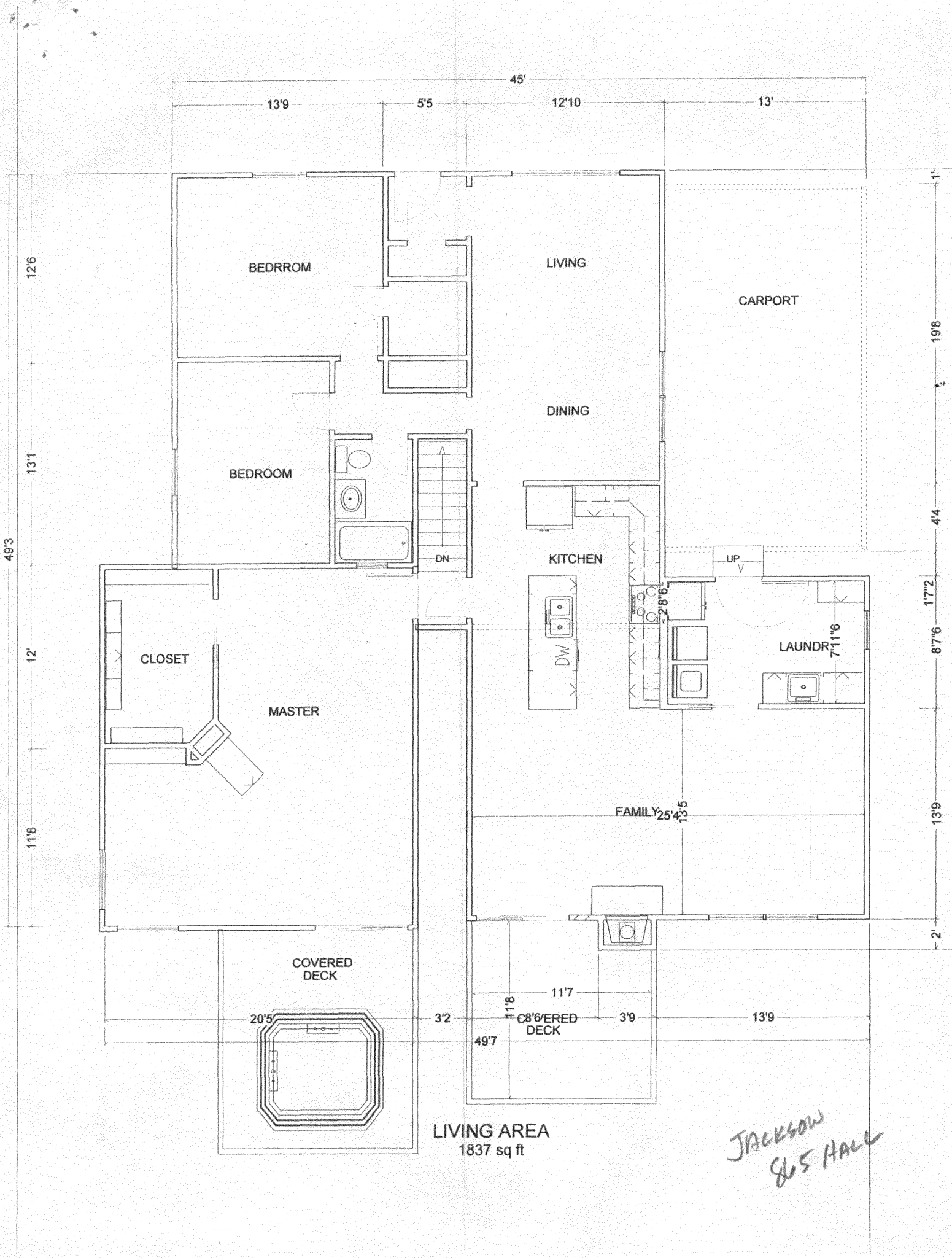
PROPOSED CARPORT

PROPOSED ADDITION

EXISTING GARAGE

PLOT PLAN - NO SCALE

JACKSON
 865 HALL



*JACKSON
865 HALL*