

FEE \$ 10.00

BLDG PERMIT NO. 51675

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3 '6-1590-01-0



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 240 Walnut Ave TAX SCHEDULE NO. 2945-112-16-015  
 SUBDIVISION Hillcrest Manor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 259  
 FILING \_\_\_\_\_ BLK 1 LOT 33 SQ. FT. OF EXISTING BLDG(S) 2400  
 (1) OWNER Walt Cannett NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 240 Walnut  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Cooper Const USE OF ALL EXISTING BLDGS Residence  
 (2) ADDRESS 581 Agass ST DESCRIPTION OF WORK & INTENDED USE: Build  
 (2) TELEPHONE 434-0952 14'x18'6" Bedroom Addition

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Special Conditions: \_\_\_\_\_  
 Maximum Height 32'  
 Maximum coverage of lot by structures 35% CENSUS TRACT 4 TRAFFIC ZONE 25

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Michael A. Coy Date 4-4-95

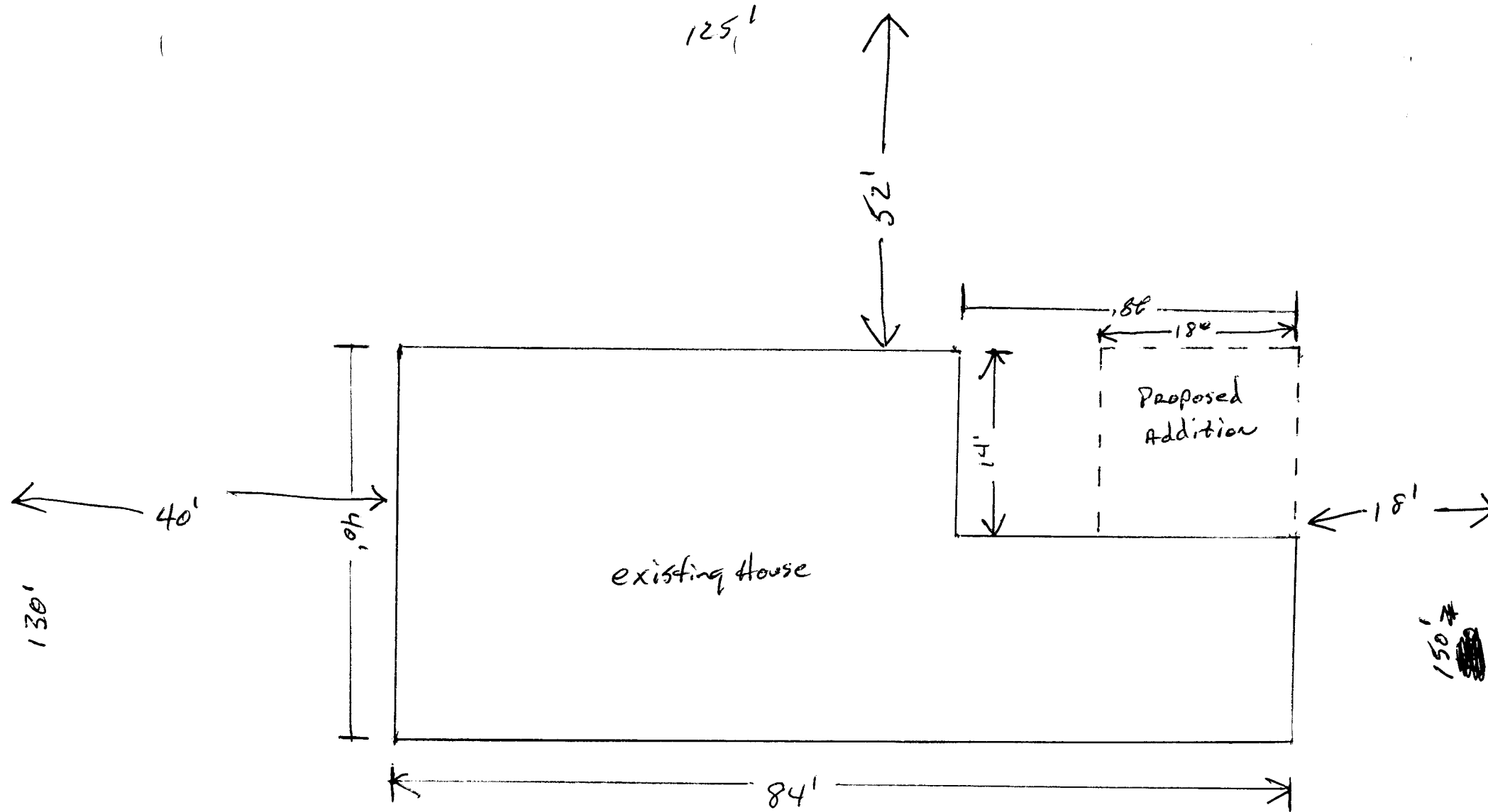
Department Approval Marcia Batidano Date 4-4-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - No change in S/F use

Utility Accounting Millie Souler Date 4-4-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED ME 4-4-95  
 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.

Not to Scale

240 Walnut Ave 140'