

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>0</u>

BLDG PERMIT NO. <u>55647</u>
------------------------------

**PLANNING CLEARANCE**

3016 1550 030 (Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>225 Walnut Ave</u>	TAX SCHEDULE NO. <u>2945-112-18-011</u>
SUBDIVISION <u>Hillcrest</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>260</u>
FILING _____ BLK <u>1</u> LOT <u>43</u>	SQ. FT. OF EXISTING BLDG(S) <u>1740 +/-</u>
(1) OWNER <u>Peter J. Tait</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>225 Walnut Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-0356</u>	USE OF EXISTING BLDGS <u>Home + Garage</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	<u>Convert Carport to bedroom</u>
(2) TELEPHONE _____	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENS.T. <u>4</u> T.ZONE <u>25</u> ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 <u>[Signature]</u>	Date <u>4-5-96</u>
Department Approval <u>Marcia Rubideaux</u>	Date <u>4-5-96</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change in SIF

Utility Accounting <u>Marshall-Cole</u>	Date <u>4-5-96</u>
---	--------------------

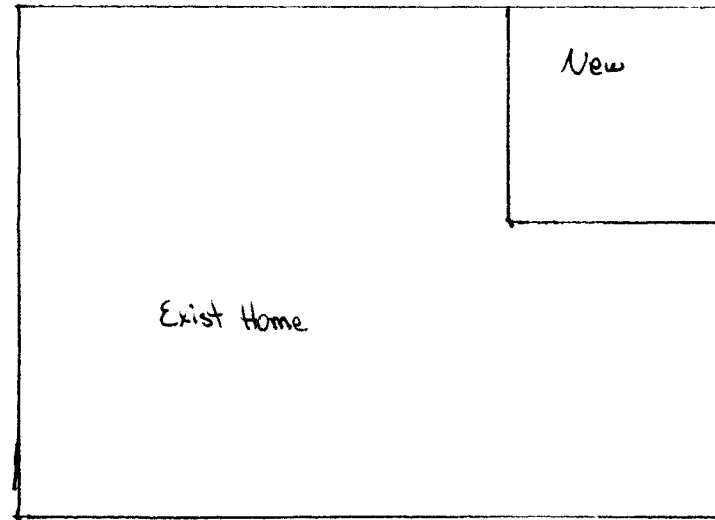
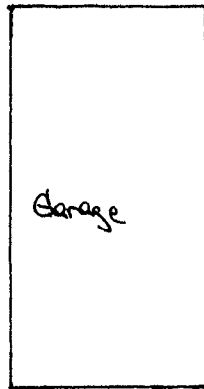
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

225 Walnut Ave

↑  
25'  
↓

ACCEPTED MR 4-5-96  
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.



← 60' →