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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 163799

JK

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 343 WALNUT CT TAX SCHEDULE NO. 2945-112-19-003

SUBDIVISION COPE SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MARY GRANUM NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT MONUMENT HOMES USE OF EXISTING BLDGS SINGLE FAMILY

(2) ADDRESS 759 HORIZON DESCRIPTION OF WORK AND INTENDED USE: ADD

(2) TELEPHONE 243 4890 GARAGE REMODEL

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 RSF-5 Maximum coverage of lot by structures 3590

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions no plumbing in
garage - RSC 11/98 -

Maximum Height 32' CENSUS 4 TRAFFIC 25 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 [Signature] Date 12-8-97

Department Approval [Signature] Date 12.8.97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR-83259

Utility Accounting [Signature] Date 12-8-97

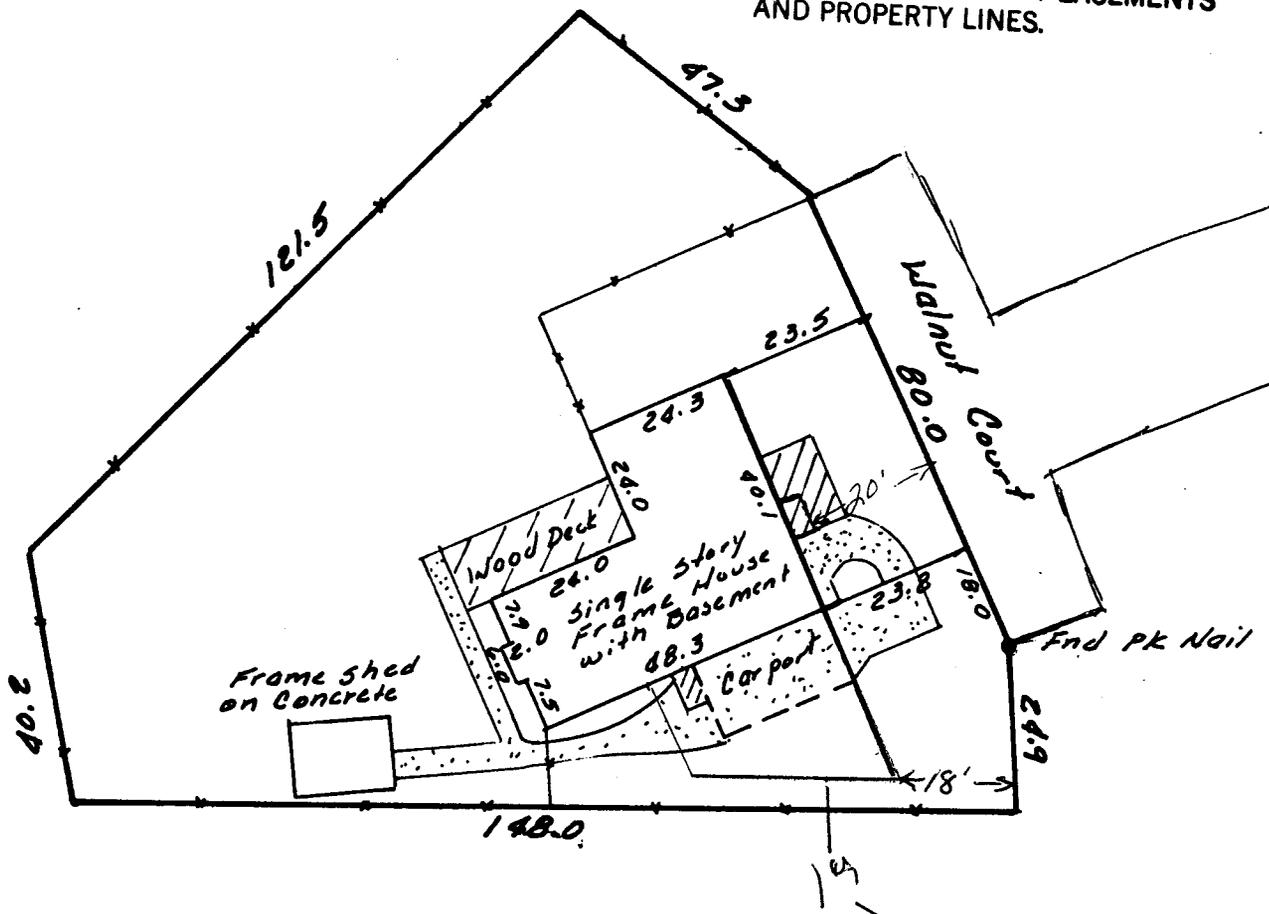
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Scale 1" = 30'

ACCEPTED SLC 12.8.97
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.



IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 3 Cope Subdivision, Mesa County, Colorado.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for
that this is not a land survey plat or improvement
survey plat, and that it is not to be relied upon for the establishment of
fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this