

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

BLDG PERMIT NO. 59181

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 551 WALNUT AVE TAX SCHEDULE NO. 2945-112-07-004  
SUBDIVISION BOOK CLIFF PARK SQ. FT. OF PROPOSED BLDG(S) (ADDITION) 400.59 FT  
FILING \_\_\_\_\_ BLK 6 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER MARK MADSEN NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 551 WALNUT AVE NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT KEYSTONE CUSTOM BUILDERS USE OF EXISTING BLDGS RESIDENCE  
(2) ADDRESS P.O. Box 1807 GJ, CO DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 243-9428 Garage Addition

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 RSF-5 Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater  
Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height 32' CENS.T. 4 T.ZONE 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 2-19-97  
Department Approval [Signature] Date 2-19-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3015-1040-02-6

Utility Accounting [Signature] Date 2-19-97

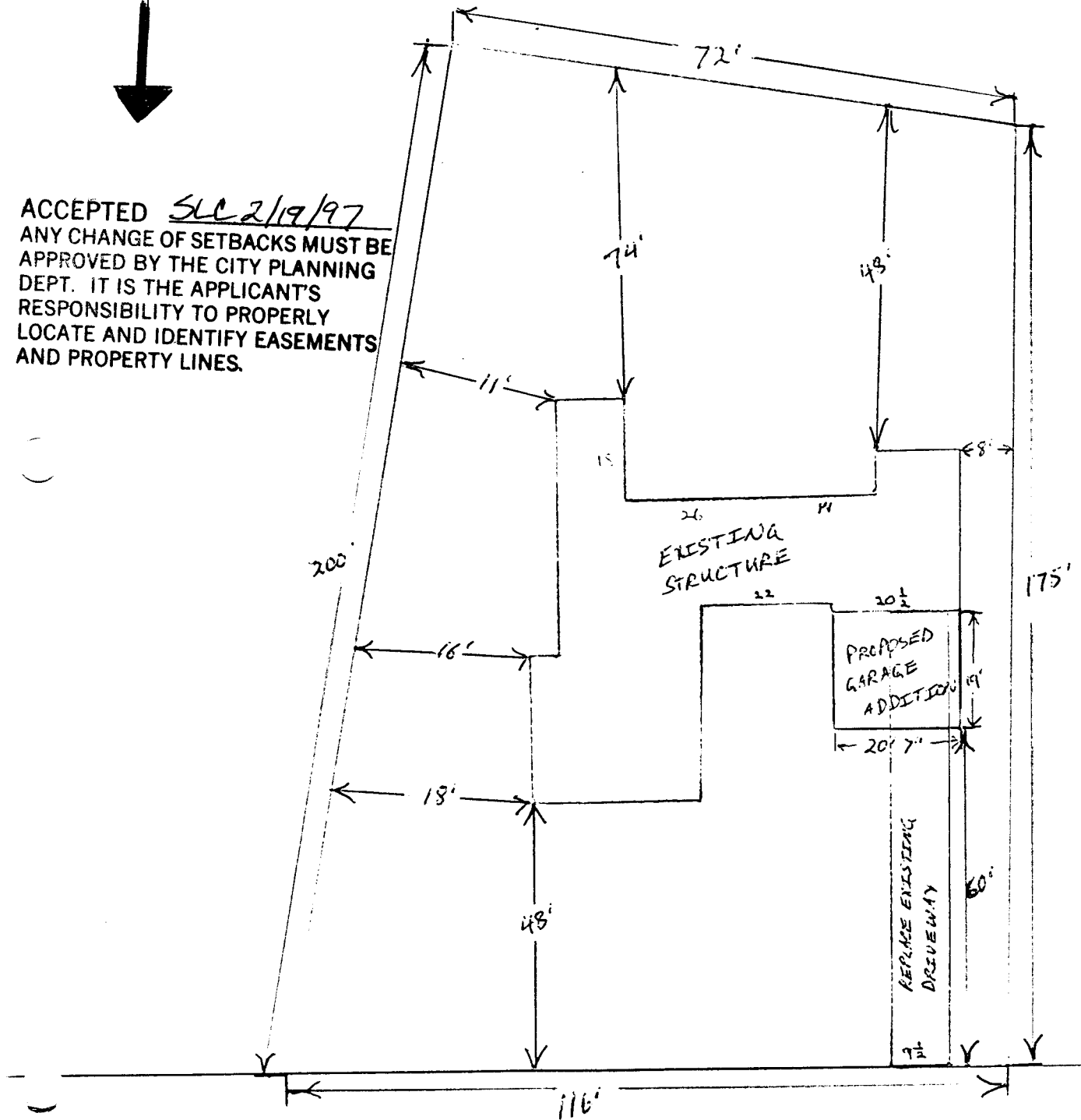
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NORTH



ACCEPTED SLC 2/17/97  
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.



WALNUT ST

551 WALNUT - MARK MADSEN