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BLDG PERMIT NO. 59028

30160300023

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 951 WALNUT AVE. TAX SCHEDULE NO. 2945-111-00-050
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 204 SQ. FT.
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER LURA WASHINGTON NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 951 WALNUT AVE
 (1) TELEPHONE 245-6811 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LURA WASHINGTON USE OF EXISTING BLDGS RESIDENTIAL HOME
 (2) ADDRESS 951 WALNUT AVE DESCRIPTION OF WORK AND INTENDED USE: BACK
 (2) TELEPHONE 245-6811 PORCH 12' X 17'

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-8 **PAID** Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater **FEB 5 - 1997** Parking Req'mt _____
 Side 5' from PL Rear 15' from PL **CM** Special Conditions _____
 Maximum Height 32' _____
 CENSUS TRACT 5 TRAFFIC ZONE 33

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 Lura Washington Date FEB 5 1997

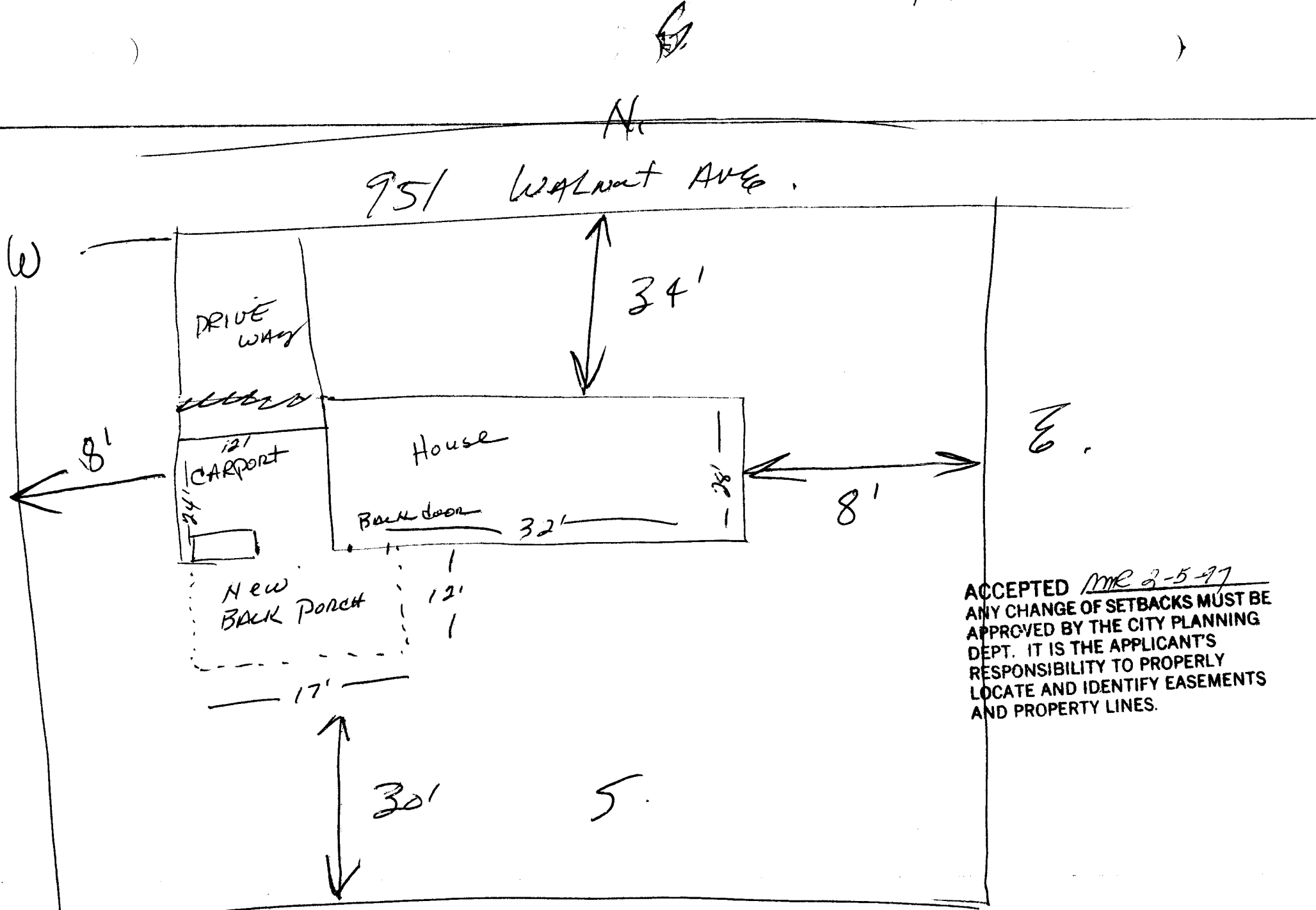
Department Approval Marcia Rabideaux Date 2-5-97

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

Utility Accounting CM Cole Date 2/5/97

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)



ACCEPTED MR 2-5-97
 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.