

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO 60782

3016-0250-05-3 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 972 Walnut Ave TAX SCHEDULE NO. 2945-111-094006

SUBDIVISION Monterey SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300 Deck 360 Patio Cover

FILING _____ BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) 24' x 48'

(1) OWNER Emilia Perona NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 972 Walnut Ave

(1) TELEPHONE 245-2326 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Ally Genove USE OF EXISTING BLDGS Home

(2) ADDRESS 1035 Hill DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-2326 Deck & Cover patio

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-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 4' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 25 TRAFFIC 27 ANNEX# _____

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 Emilia Perona Date 6/10/97

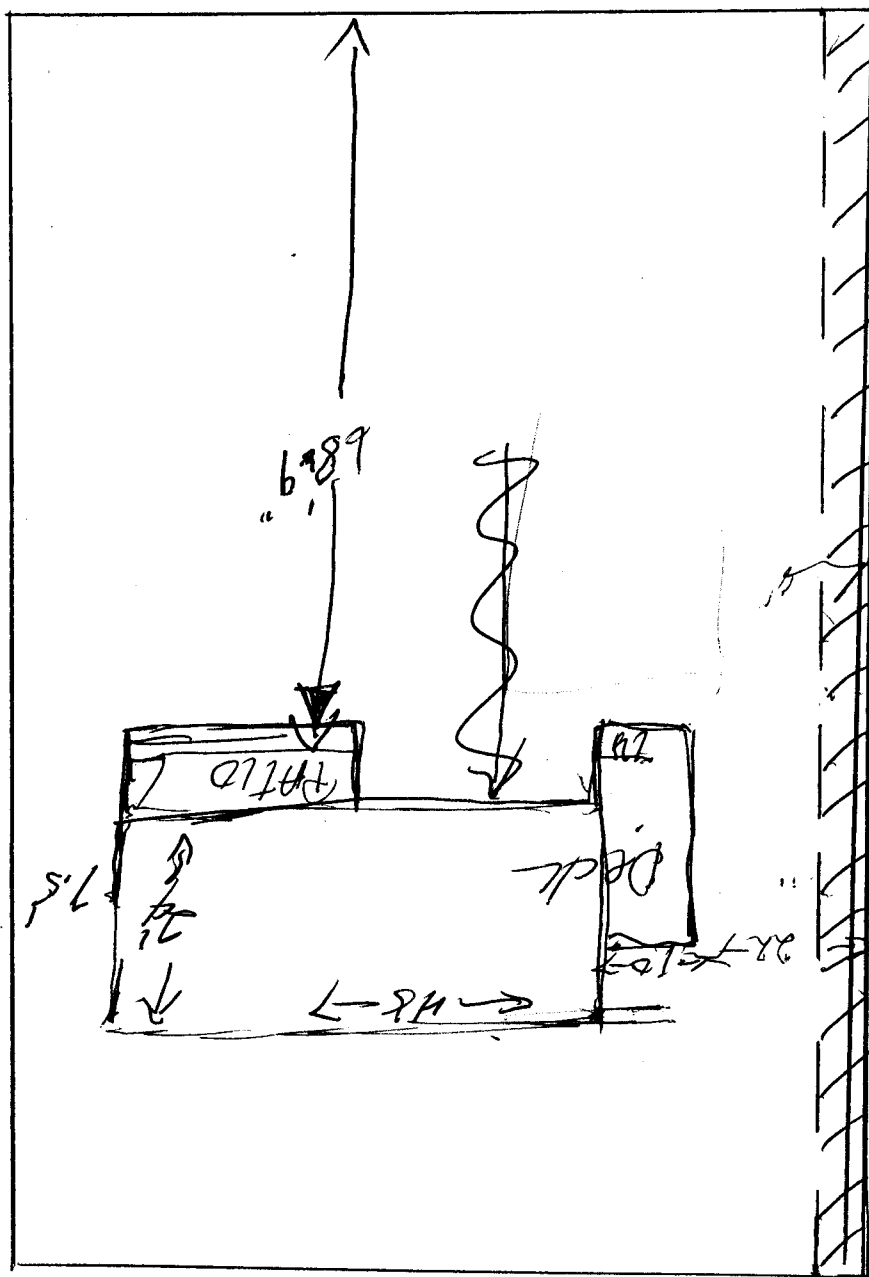
Department Approval Santa L. Castillo Date 6-12-97

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

Utility Accounting Goldenrod Date 6-12-97

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)



Walnut Ave



ACCEPTED
 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.