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BLDG PERMIT NO. 67739

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 220 Walnut TAX SCHEDULE NO. 5945-112-116-013
SUBDIVISION Hillcrest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
FILING — BLK 1 LOT 31 SQ. FT. OF EXISTING BLDG(S) 1650
(1) OWNER Robert Richardson NO. OF DWELLING UNITS
BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 220 Walnut
NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-9053
USE OF EXISTING BLDGS Residential
(2) APPLICANT Samy
DESCRIPTION OF WORK AND INTENDED USE: Convert
(2) ADDRESS Same
To Single family home
(2) TELEPHONE Same

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 _____
SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side _____ from PL Rear _____ from PL Special Conditions Converting non-conf.
duplex to S.F.
Maximum Height _____ 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 Rob Turner Date 11-24-98
Department Approval Antonia J. Castello Date 11-24-98

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

Utility Accounting [Signature] Date 11/29/98

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)