

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 65196

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	<u>972 Walnut</u>	TAX SCHEDULE NO.	<u>2945-111-09-006</u>
SUBDIVISION	<u>Monte Ray Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1344 sq ft</u>
FILING	BLK <u>4</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1152 sq ft</u>
(1) OWNER	<u>ADOSTANG HOME CARE</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>972 Walnut</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>245 2369</u>	USE OF EXISTING BLDGS	<u>HOME CARE</u>
(2) APPLICANT	<u>AW GENOVA</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>STORAGE & GARAGE</u>
(2) ADDRESS	<u>972 Walnut</u>		
(2) TELEPHONE	<u>245 2326</u>		

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	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>—</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>—</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>3'</u> to eave from PL		
Rear	<u>3'</u> to eave from PL		
Maximum Height	<u>32'</u>	CENSUS	<u>5</u> TRAFFIC <u>33</u> 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	<u>Anthony Genova</u>	Date	<u>4-21-98</u>
Department Approval	<u>Seita A. Castello</u>	Date	<u>4-21-98</u>

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

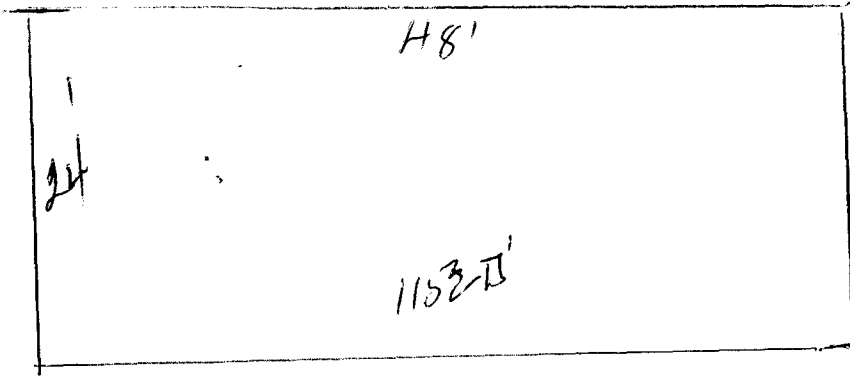
Utility Accounting	<u>Dobie Overholt</u>	Date	<u>4-21-98</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

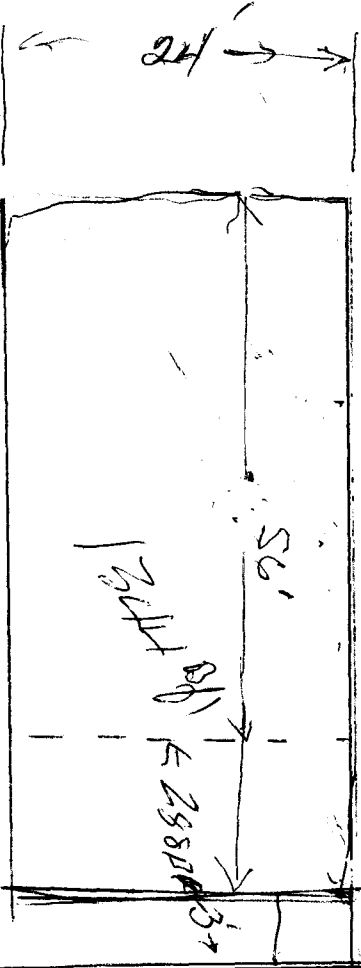
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WALNUT AVE

PROP LINE
91.3'



PROP LINE
121.9



ACCEPTED SLC 4-21-98
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.

PROP LINE

Monterey Heights Sub Div.