

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 167692

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

12041-7475

BLDG ADDRESS 336 Walnut Av

TAX SCHEDULE NO. 2945-112-17-006

SUBDIVISION Hillcrest Manor

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Blom = 319  
 Garage = 448  
 covered patio = 180

FILING NW 1/4 of BLK Section 11 LOT 36

SQ. FT. OF EXISTING BLDG(S) 1668 } carport 670

(1) OWNER Elizabeth ATKINSON

NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 336 Walnut Av

NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 255-9210

USE OF EXISTING BLDGS single family home

(2) APPLICANT Elizabeth ATKINSON

DESCRIPTION OF WORK AND INTENDED USE: addition

(2) ADDRESS 336 Walnut

of bedroom, bath, garage, walkway, concrete drive

(2) TELEPHONE 255-9210

**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 35%

SETBACKS: Front 20' from property line (PL)  
 or 45' from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 5 from PL Rear 25 from PL

Special Conditions \_\_\_\_\_

Maximum Height 32'

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 Elizabeth Atkinson Date 10-23-98

Department Approval Santa Costello Date 10-23-98

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

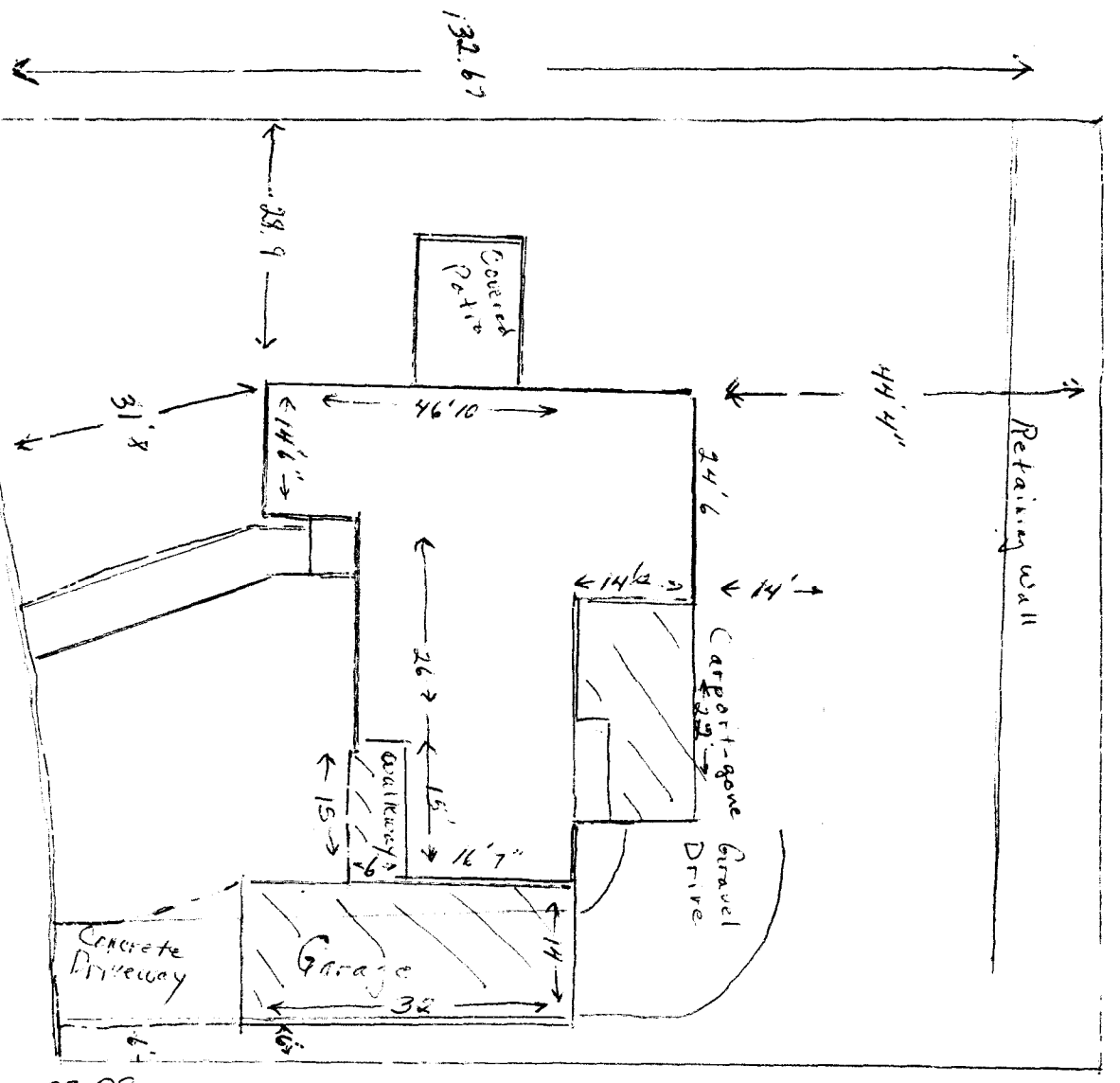
Utility Accounting [Signature] Date 10-23-98

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)

North  
↓

104.2'



WALNUT Ave - Paved

Present STRUCTURE

Proposed STRUCTURE

336 Walnut Ave

ACCEPTED SLC 10-23-98  
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.