

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 81938



Your Bridge to a Better Community

10855-6734

BLDG ADDRESS 2533 WALNUT AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 196

TAX SCHEDULE NO. 2945-121-33-006 SQ. FT. OF EXISTING BLDGS 1400

SUBDIVISION 1ST ADD. ARBOR VILLIAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1596

FILING \_\_\_\_\_ BLK 2 LOT 6

(1) OWNER SYLVIA J. DAVIS

(1) ADDRESS 2533 WALNUT AVE

(1) TELEPHONE 242 3015

(2) APPLICANT J.R.J. BUILDERS

(2) ADDRESS 680 SEQUEL CT

(2) TELEPHONE 434 5989

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS Single Family

DESCRIPTION OF WORK & INTENDED USE EXTEND N.W. BR.

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RMF-8

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

Side 5' from PL, Rear 10' from PL

Maximum Height 35'

Maximum coverage of lot by structures 70%

Permanent Foundation Required: YES  NO \_\_\_\_\_

Parking Req'mt N/A

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

CENSUS 60 TRAFFIC 28 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

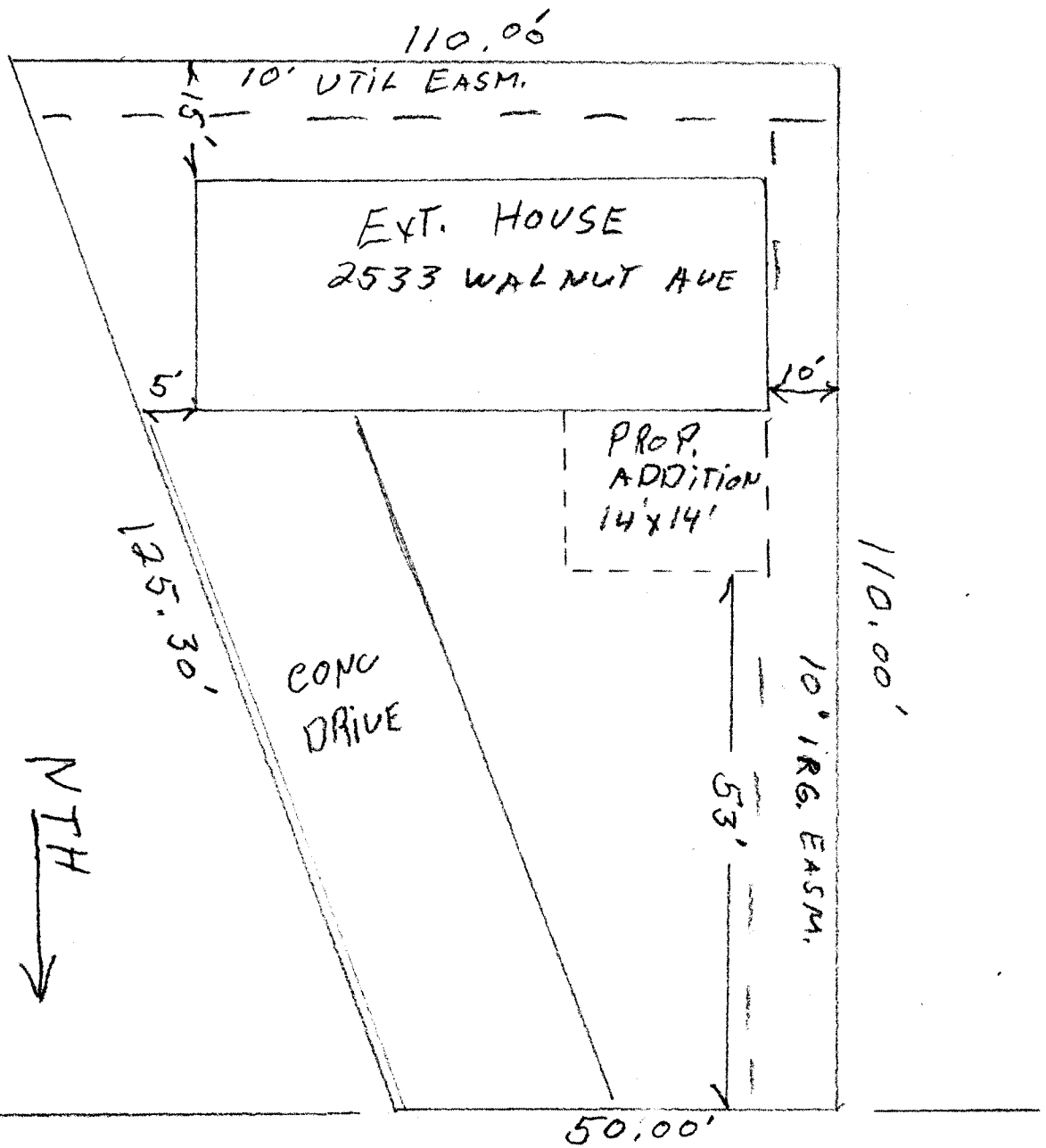
Applicant Signature LeRoy Jensen Date 10-12-01

Department Approval CFB Paul Bushman Date 10-16-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg</u>
Utility Accounting <u>Q. K. Anderson</u>		Date <u>10-16-01</u>	

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 *Pat Bushman* 10-16-01  
 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

WALNUT AVE