FEE\$	10.00
TCP\$	Ø
SIF\$	Ø

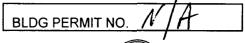
(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department





Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS 425 WALNUT	SO ET OF PROPOSED PLACE/ADDITION 18
BLDG ADDRESS 725 VVALNOT	SQ. FT. OF PROPOSED BLDGS/ADDITION 48 SQFT
TAX SCHEDULE NO. <u>2945-112 -08-016</u>	SQ. FT. OF EXISTING BLDGS 2100 SQ FT
SUBDIVISION BOOKCLIFF PARK	TOTAL SQ. FT. OF EXISTING & PROPOSED 214850 FT
FILING BLK 4 LOT 16	NO. OF DWELLING UNITS:
(1) OWNER PHILIPAND BILLIE CASTLE	Before: After: this Construction NO. OF BUILDINGS ON PARCEL
(1) ADDRESS 425 WALNUT	Before: After: this Construction
(1) TELEPHONE 243-8250	USE OF EXISTING BUILDINGS RESIDENCE
(2) APPLICANT JIM WEST-BUILDER	DESCRIPTION OF WORK & INTENDED USE KEMODEL
(2) ADDRESS 759 HORIZON DR, GJ	TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)
(2) TELEPHONE 242-4310	Manufactured Home (HUD) Other (please specify)
	all existing & proposed structure location(s), parking, setbacks to all ecation & width & all easements & rights-of-way which abut the parcel.
property lines, ingress/egress to the property, driveway to	cauon & widur & an easements & rights-or-way which abut the parcer.
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿
ZONE RMF-5	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater	
Side 5 from PL, Rear 25 from P	Parking Req'mt 2
	Special Conditions
Maximum Height 35	CENSUS TRAFFIC ANNX#
	<del></del>
	ved, in writing, by the Community Development Department. The ied until a final inspection has been completed and a Certificate of g Department (Section 305, Uniform Building Code).
	the information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature James Thost	Date 27 Aug 02
Department Approval Bayleen Henders	Date 8-27-02
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No.
Utility Accounting	Date 8/27/02
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

3-27-02

CEPTED Dayles Henders

SITEPLAN

THY CHANGE OF SETBACKS MUST BE PPROVED BY THE CITY PLANNING EPT. IT IS THE APPLICANT'S ESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 16, BLK4. BOOKCLIFF PARKSUB

