

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 425 WALNUT SQ. FT. OF PROPOSED BLDGS/ADDITION 48 sqft
 TAX SCHEDULE NO. 2945-112-08-016 SQ. FT. OF EXISTING BLDGS 2100 sqft
 SUBDIVISION BOOKCLIFF PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 2148 sqft
 FILING _____ BLK 4 LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER PHILIP AND BILLIE CASTLE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 425 WALNUT USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 243-8250 DESCRIPTION OF WORK & INTENDED USE REMODEL
 (2) APPLICANT JIM WEST-BUILDER TYPE OF HOME PROPOSED:
 (2) ADDRESS 759 HORIZON DR, GJ _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 242-4310 _____ 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-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 James D. Host Date 27 AUG 02
 Department Approval Gayle Henderson Date 8-27-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>8/27/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

3-27-02

ACCEPTED *Gayle Henderson*

SITE PLAN

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.

LOT 16, BLK 4.
BOOKCLIFF PARK SUB.

