

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

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

BLDG PERMIT NO. 85752

ac



Your Bridge to a Better Community

BLDG ADDRESS 520 Walnut Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 250

TAX SCHEDULE NO. 2945-112-03-019 SQ. FT. OF EXISTING BLDGS 2200

SUBDIVISION Bookcliff Park TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2450~~ 2450

FILING _____ BLK 5 LOT 19 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER LaVonne GORSUCH NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 520 Walnut Ave USE OF EXISTING BUILDINGS Person Residence

(1) TELEPHONE 970 241 0248 DESCRIPTION OF WORK & INTENDED USE Drop 20 walls of (drport for garage

(2) APPLICANT AARON GORSUCH TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE Same

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 _____ ANN# _____

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 *LaVonne Gorsuch* Date 8-14-02

Department Approval *Gayleen Henderson* Date 8-14-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in used</u>
Utility Accounting	<u><i>Marshall Cole</i></u>	Date	<u>8/14/02</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)

8-14-02 Gaylen Henderson
ACCEPTED
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.

