

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

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

BLDG PERMIT NO. 83148



BLDG ADDRESS 2538 WALNUT AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1100
 TAX SCHEDULE NO. 2945-121-33-004 SQ. FT. OF EXISTING BLDGS 1100
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2200
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER SWARTZ
 (1) ADDRESS 2538 WALNUT AVE USE OF EXISTING BUILDINGS SINGLE FAMILY
 (1) TELEPHONE 245-9038
 (2) APPLICANT MVERS PROPERTY SERVICE LLC DESCRIPTION OF WORK & INTENDED USE FINISH BASEMENT
FAMILY ROOM, BEDROOM BATH
 (2) ADDRESS P.O. BOX 3031 TYPE OF HOME PROPOSED: STORAGE, FRAME W/ WOOD INSULATION
 (2) TELEPHONE 255-0775 + NEW EGRESS WINDOW
 _____ 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 Maximum coverage of lot by structures 7090
 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 10' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions No kitchenis proposed
 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 [Signature] Date 2-5-02
 Department Approval [Signature] Date 2/5/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	WFO No. <u>10857-6736</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/5/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)