

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

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

BLDG PERMIT NO. 88921



Your Bridge to a Better Community

64098-7225
BLDG ADDRESS 561 Walnut Av

SQ. FT. OF PROPOSED BLDGS/ADDITION 204

TAX SCHEDULE NO. 2945-112-07-005

SQ. FT. OF EXISTING BLDGS 246

SUBDIVISION Beckeliff Park

TOTAL SQ. FT. OF EXISTING & PROPOSED 2670

FILING _____ BLK 5 LOT 6

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

(1) OWNER John Turner

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

(1) ADDRESS 561 Walnut Av

USE OF EXISTING BUILDINGS Res.

(1) TELEPHONE 970 242-1423

DESCRIPTION OF WORK & INTENDED USE Addition/Primary

(2) APPLICANT Same

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

(2) ADDRESS _____

(2) TELEPHONE _____

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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

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 John Turner

Date 5/28/03

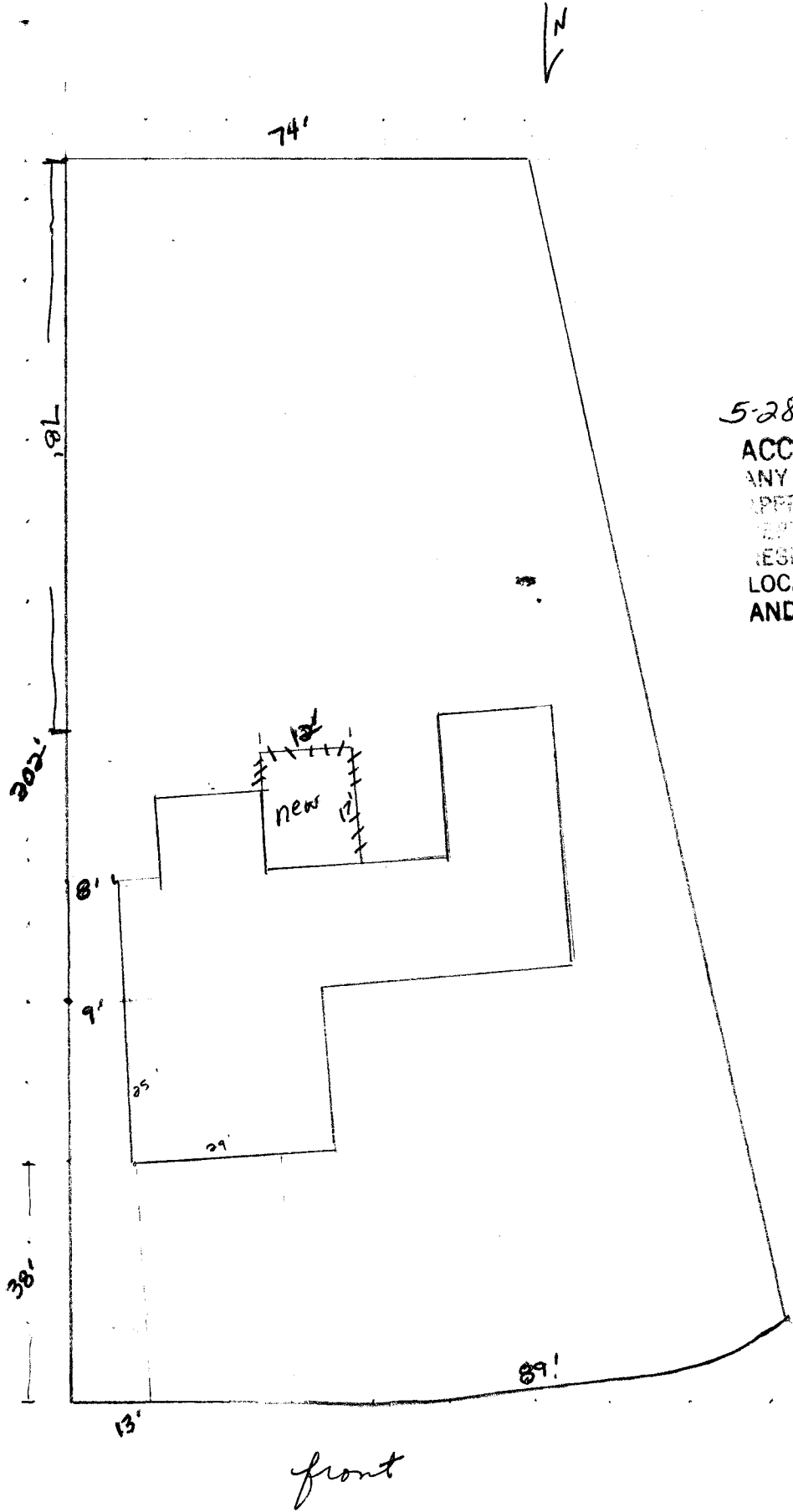
Department Approval Gayleen Henderson

Date 5-28-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>OK</u>		Date <u>5/28/03</u>	<u>internal only</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)



5-28-03 Gayleen Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

front

<u>RMF 5</u>	
Front	20'
Side	5'
Rear	25'

Bookcliff Park Lot 5 Blk 6
 561 Walnut Av. 81501