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

BLDG PERMIT NO. _____

Building Address 3049 Walnut Ave
 Parcel No. 2943-092-58-001
 Subdivision Beasley Simple Subdivision
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 3 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2502 Sq. Ft. Proposed 1102
 Sq. Ft. of Lot / Parcel 44,555
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3604
 Height of Proposed Structure 14 ft

OWNER INFORMATION:

Name Larry VanWinkle
 Address 3049 Walnut Ave
 City / State / Zip Grand Junction, Co, 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Larry VanWinkle
 Address 3049 Walnut Ave
 City / State / Zip Grand Junction, Co, 81504

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone 255-1261-Day - 523-0721 (evening) NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

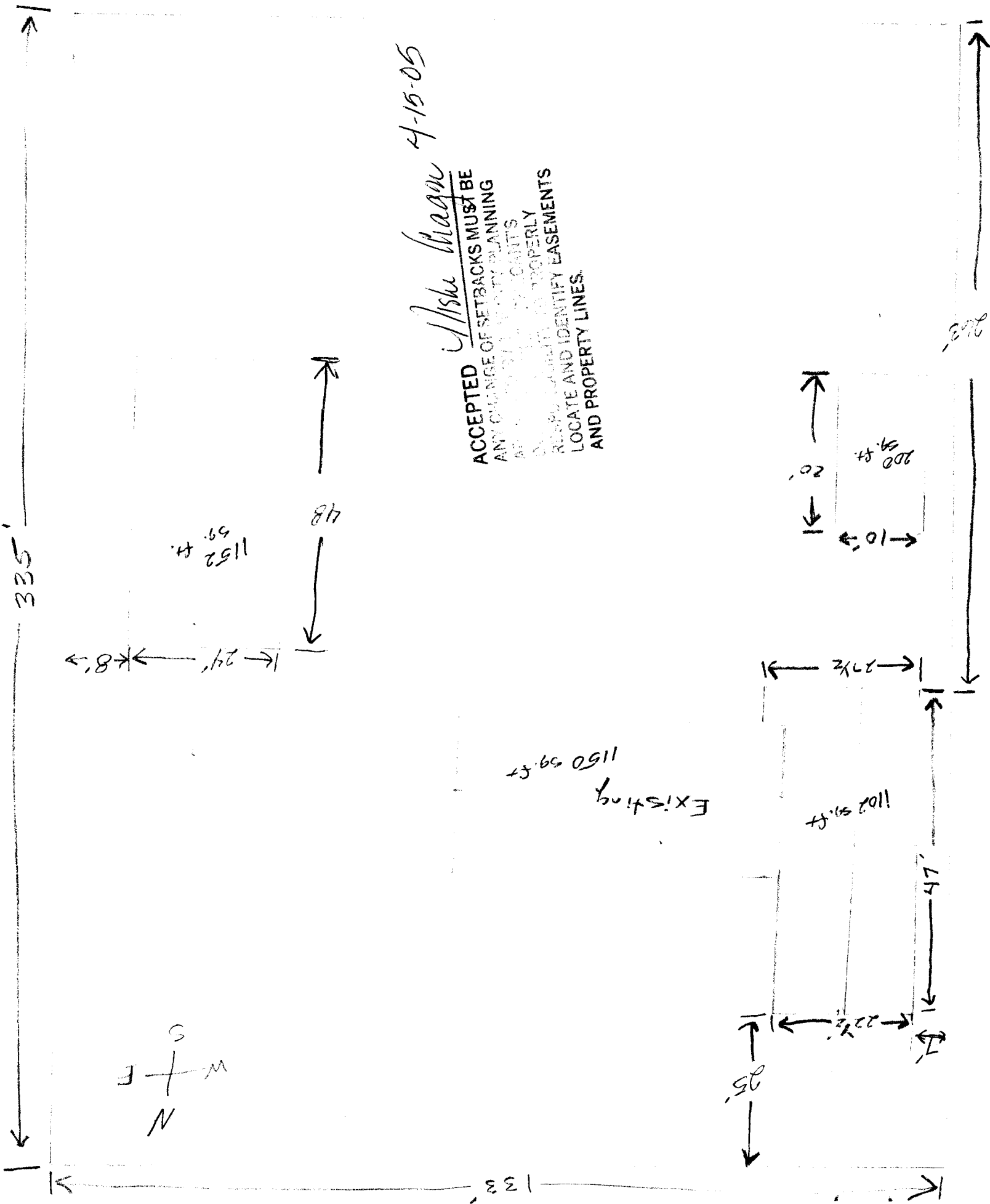
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

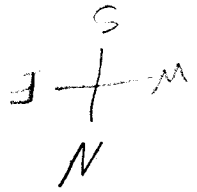
Applicant Signature Larry VanWinkle Date 4-14-05
 Department Approver Misha Bagin Date 4-15-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting.	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



335'



8' ← → 24'

152 ft.
59'

48'

Existing
150 59.5 ft

110 59.5 ft

25'

22 1/2'

27 1/2'

10'

200 59.5 ft

20'

4-15-05

Alshu Diagram

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
RESUBMITTED TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

200'

133'