

DATE SUBMITTED: July 10, 1990

PERMIT # 36331

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2921 Beechwood St

SQ. FT. OF BLDG: 14 x 20 *Addition*

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: _____

FILING # _____ BLK # 10 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

2945-014-21-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

ONE

PROPERTY OWNER: Walter Kaval

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2921 Beechwood St

Residential

PHONE: 242-3884

DESCRIPTION OF WORK AND INTENDED USE:

Addition - deck/patio

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: /

TRAFFIC ZONE: 2

LANDSCAPING/SCREENING: /

SPECIAL CONDITIONS: Architectural Review Committee Approval

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-10-90

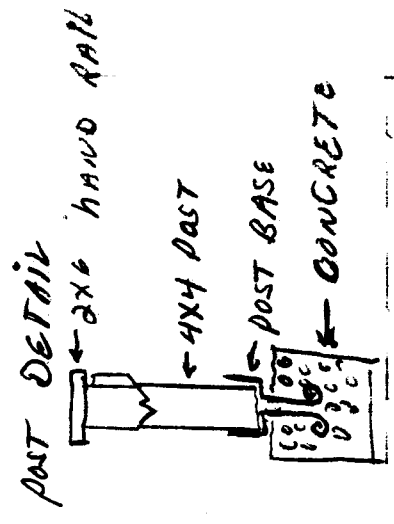
APPROVED BY: [Signature]

[Signature]
SIGNATURE

FOR Wm Kaval's.

ACCEPTED DJA 7-10-90
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.

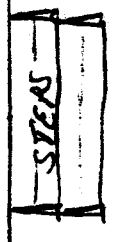
ROOF LINE --- 7/12
3 TAB SHINGLES



FLOOR JOIST
2' 6"

Description of Property
Lot 8 in Block 10
of Pleasant Run
Spring Valley
Zoning #5-
MESAADO-
COLO-
2921 Beechwood
ST
CHUCK ZWIACHER
303/770-6262
Englewood, Colorado 80111

2x14' REDWOOD DECK ADDITION
WITH APRF
2x4 REDWOOD



45' TO PROPERTY LINE

BEAM UNDER FLOOR
+ UNDER ROOF
FLOOR

JOB NAME:
LOCATION:
SALESMAN:

W. KAVAL

PAUL POIRIER
CARPENTER

TRUS JOIST CORPORATION
MID-AMERICA OPERATIONS • DENVER SALES OFFICE
5600 South Quebec St. • Suite 160D
Englewood, Colorado 80111
303/770-6262
CHUCK ZWIACHER

