

FEE \$ 500

BLDG PERMIT NO. 48646

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

3022-0390-018

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2912 BEECHWOOD TAX SCHEDULE NO. 2945-01
 SUBDIVISION SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15 X 20
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1800
 (1) OWNER Wm + SHIRLEY HALL NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2912 BEECHWOOD
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-5164
 USE OF EXISTING BLDGS Residence
 (2) APPLICANT SHIRLEY HALL
 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2912 BEECHWOOD
 (2) TELEPHONE 242-5164 SCREENED PATIO

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt N/A
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

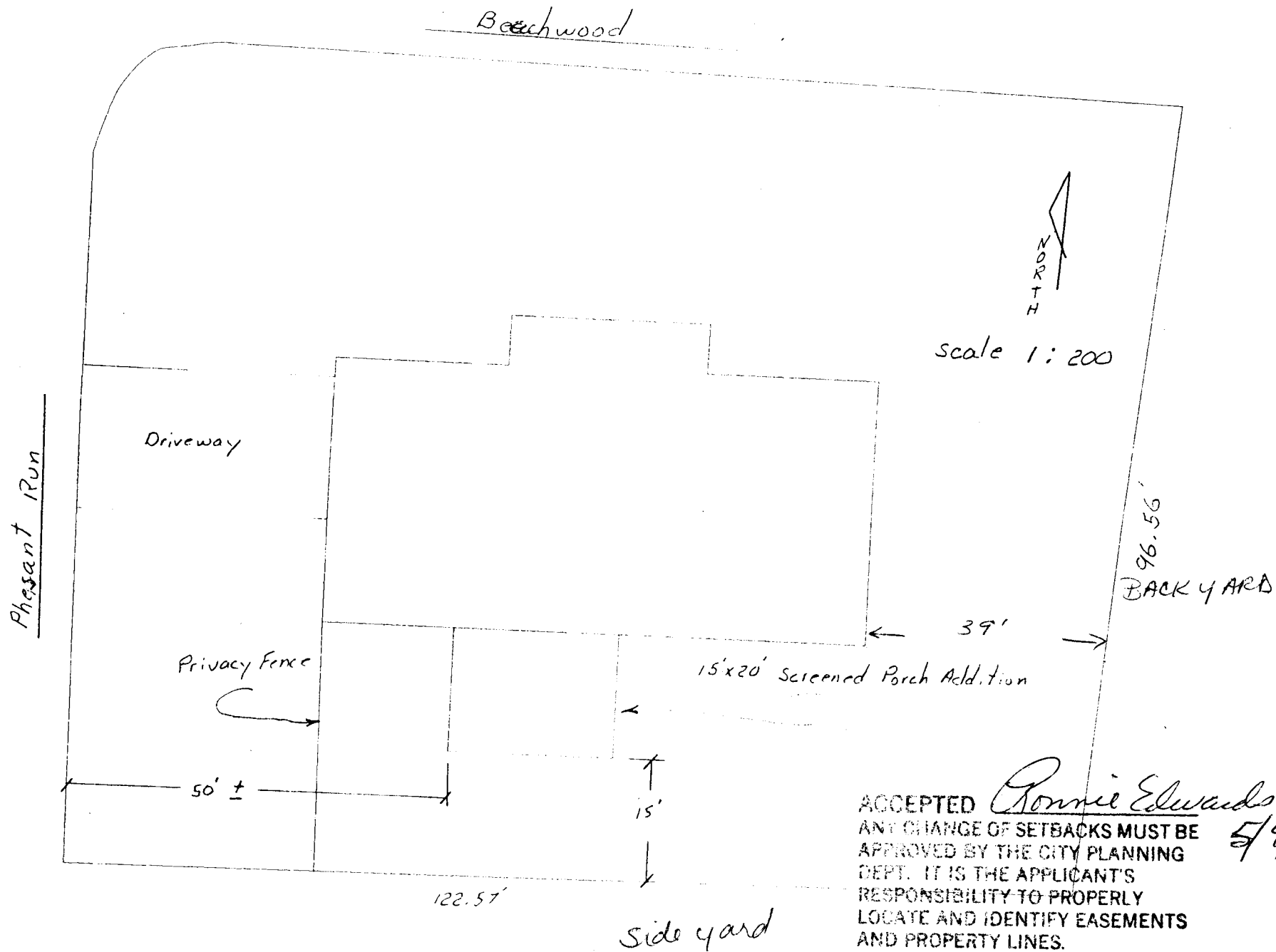
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Shirley Hall Date 5/4/94
 Department Approval Donna Edwards Date 5/4/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA
 Utility Accounting Saudi Hage Date 5-4-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



ACCEPTED *Ronnie Edwards*
 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. 5/4/94