

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 51994

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 3525 BERKWOOD TAX SCHEDULE NO. 2945-011-30-013

SUBDIVISION SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 6 BLK 14 LOT 13 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Don GUTENTAG NO. OF DWELLING UNITS  
TRAC SIMMS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3525 BERKWOOD NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-5314 USE OF EXISTING BLDGS RESIDENTIAL

(2) APPLICANT SKELTON CONST. INC DESCRIPTION OF WORK AND INTENDED USE: REMOVE EXISTING  
706 IVY PL G.D. SHADE COVER, BUILD SHED ROOF, AND APP. 690#  
OF REDWOOD DECK.

(2) TELEPHONE 245-9008

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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 21 T.ZONE 10 ANN# \_\_\_\_\_

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 Don Gutentag Date 5-1-95

Department Approval Marcia Babidany Date 5-1-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3022-2710-03-7

Utility Accounting [Signature] Date 5-1-95

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)

