

FEE \$	10.00
TCP \$	—
SIF \$	—



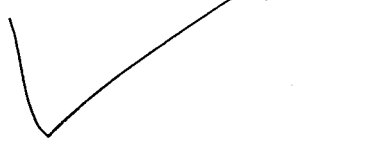
BLDG PERMIT NO. 60119

5-22-265003-5

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 3735 Beechwood St TAX SCHEDULE NO. 2945-011-31-007  
 SUBDIVISION Pheasant Run Spring Valley SQ. FT. OF PROPOSED BLDG(S) ADDITION 144  
 FILING 6 BLK 15 LOT 7 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Clayton F Yancey NO. OF DWELLING UNITS  
Ruth B. Yancey BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3735 Beechwood St  
Grand Junction, CO 81506 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE (970) 256-0282 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT OWNER USE OF EXISTING BLDGS personal residence  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE same Garden Shed

**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 RSF-5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't NA  
 Side 3 from PL Rear 10 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32 CENSUS 10 TRAFFIC 21 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).

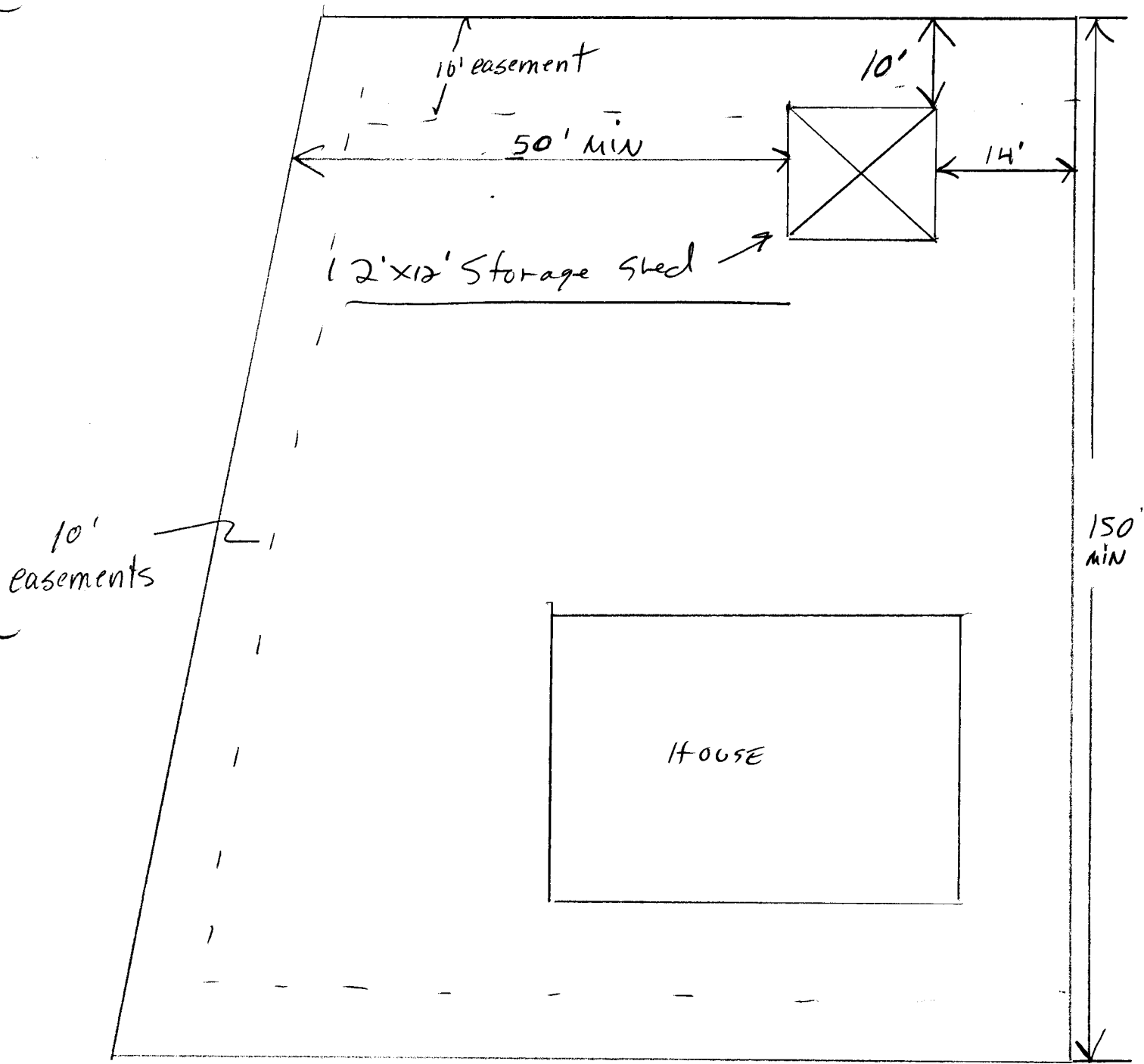
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/25/97  
 Department Approval [Signature] Date 4/25/97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No charges  
 Utility Accounting [Signature] Date 4/25/97

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)

11/25/97  
C. Yancey



3735 Beechwood Street

ACCEPTED SLC per KP 4/25/97  
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.

