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BLDG PERMIT NO. 00808

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2640 Beech Ct TAX SCHEDULE NO. 2945-014-23-006

SUBDIVISION Pheasant Run, Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320

FILING _____ BLK 12 LOT 6 SQ. FT. OF EXISTING BLDG(S) 2204

(1) OWNER Donald L. Heiland NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2640 Beech Ct

(1) TELEPHONE 970-242-0440 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Donald L. Heiland USE OF EXISTING BLDGS Living

(2) ADDRESS 2640 Beech Ct. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-242-0440 Home work shop & storage

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

Side 3' to eave from PL Rear 10' from PL

Maximum Height 32'

Parking Req't _____

Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNEX# _____

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 Donald L. Heiland Date Sept. 2 1998

Department Approval Antonia J. Costello Date 9-4-98

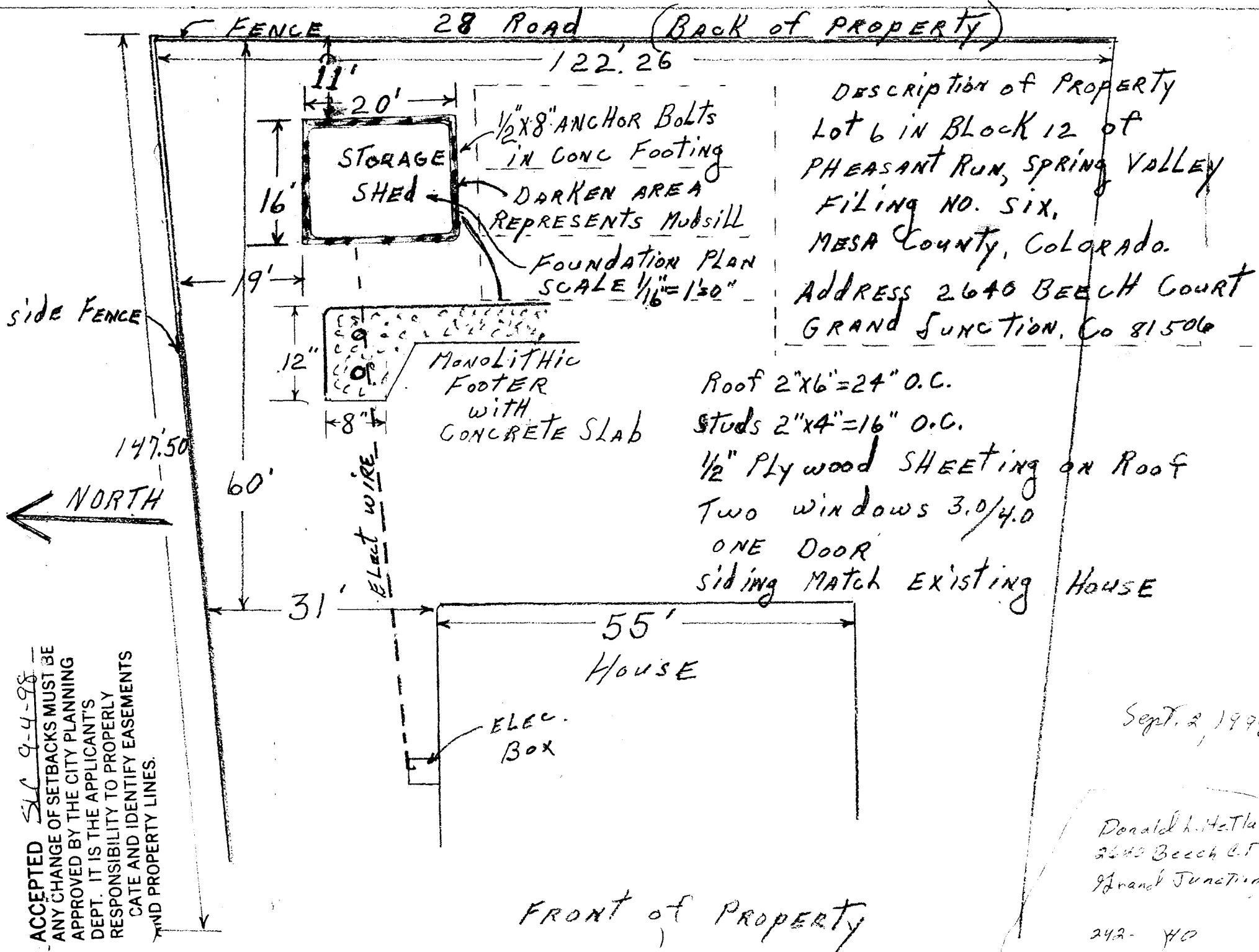
Additional water and/or sewer tap fee(s) are required: YES _____ NO Acct. 36204 9885

Utility Accounting Mendricks Date 9-4-98

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)

ACCEPTED SL 9-4-98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY DATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DESCRIPTION OF PROPERTY
Lot 6 in Block 12 of
PHEASANT RUN, SPRING VALLEY
FILING NO. SIX,
MESA COUNTY, COLORADO.
ADDRESS 2640 BEECH COURT
GRAND JUNCTION, CO 81506

Roof 2"x6"=24" O.C.
Studs 2"x4"=16" O.C.
1/2" Plywood SHEETING ON ROOF
Two windows 3.0/4.0
ONE DOOR
Siding MATCH EXISTING HOUSE

FRONT of PROPERTY

Sept. 2, 1998

Donald H. Hattan
2640 Beech Ct.
Grand Junction

242-40

Spring Valley