

| | |
|--------|-------|
| FEE \$ | 10. — |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 107402

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

BLDG ADDRESS 3120 Beechwood TAX SCHEDULE NO. 2945-014-23-004
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1044 - House
300 - Garage
 FILING 6 BLK B LOT 4 SQ. FT. OF EXISTING BLDG(S) 1900
 (1) OWNER David & Janet Terry NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3120 Beechwood
GJ CO 81506 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 245-8798 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT David & Janet Terry USE OF EXISTING BLDGS Residence
 (2) ADDRESS 3120 Beechwood, GJ CO DESCRIPTION OF WORK AND INTENDED USE: Addition
81506 to Residence
 (2) TELEPHONE 245-8798

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 20' from property line (PL) Parking Req't _____
 or 45' from center of ROW, whichever is greater Special Conditions NO ACCO approval
 Side 5' from PL Rear 25' from PL req'd per (314)
 Maximum Height 32' 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 Janet L. Terry Date 10/16/98
 Department Approval A. Valdez Date 10-26-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting K. Duncan Date 10/26/98

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. All dimensions of the proposed structure []
2. All setbacks of the proposed structure with down-draw lines and dimensions of the PROPOSED STRUCTURE []
3. The DISTANCE from the proposed structure to the front, rear and side yard lines (setbacks). []
4. All easements on the property on the property []
5. All other structures on the property []
6. All streets, roads, alleyways, utility and street names []
7. All existing and proposed DRIVEWAYS []
8. An arrow indicating NORTH []
9. Location of existing and PROPOSED PARKING and NUMBER OF SPACES []

IF YOU HAVE ANY INFORMATION THE APPLICANT FAILS TO SHOW ON THE PLAN, IT WILL BE CONSIDERED AS A DELAY OF OBTAINING A PERMIT.

