

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 70025

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

*waiting for clearance*  
*variance denied*

**VOID**

*GP*

BLDG ADDRESS 3710 Elderebery Cir TAX SCHEDULE NO. 2945-011 -> 32-006

SUBDIVISION Mount Rain Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 187 sq FT.

FILING BLK 19 LOT 10 SQ. FT. OF EXISTING BLDG(S) 2540

(1) OWNER MR BEVAC NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3710 Elderebery NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Shane Washington DESCRIPTION OF WORK AND INTENDED USE: add

(2) ADDRESS 951 Walnut Hill 65 one back porch

(2) TELEPHONE 245-6811

**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 RSF5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 15' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

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

Maximum Height 32' CENSUS 10 TRAFFIC 21 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Shane Washington Date May 7, 99

Department Approval [Signature] Date 5-7-99

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

Utility Accounting Dottie Vanover Date 5/7/99

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)

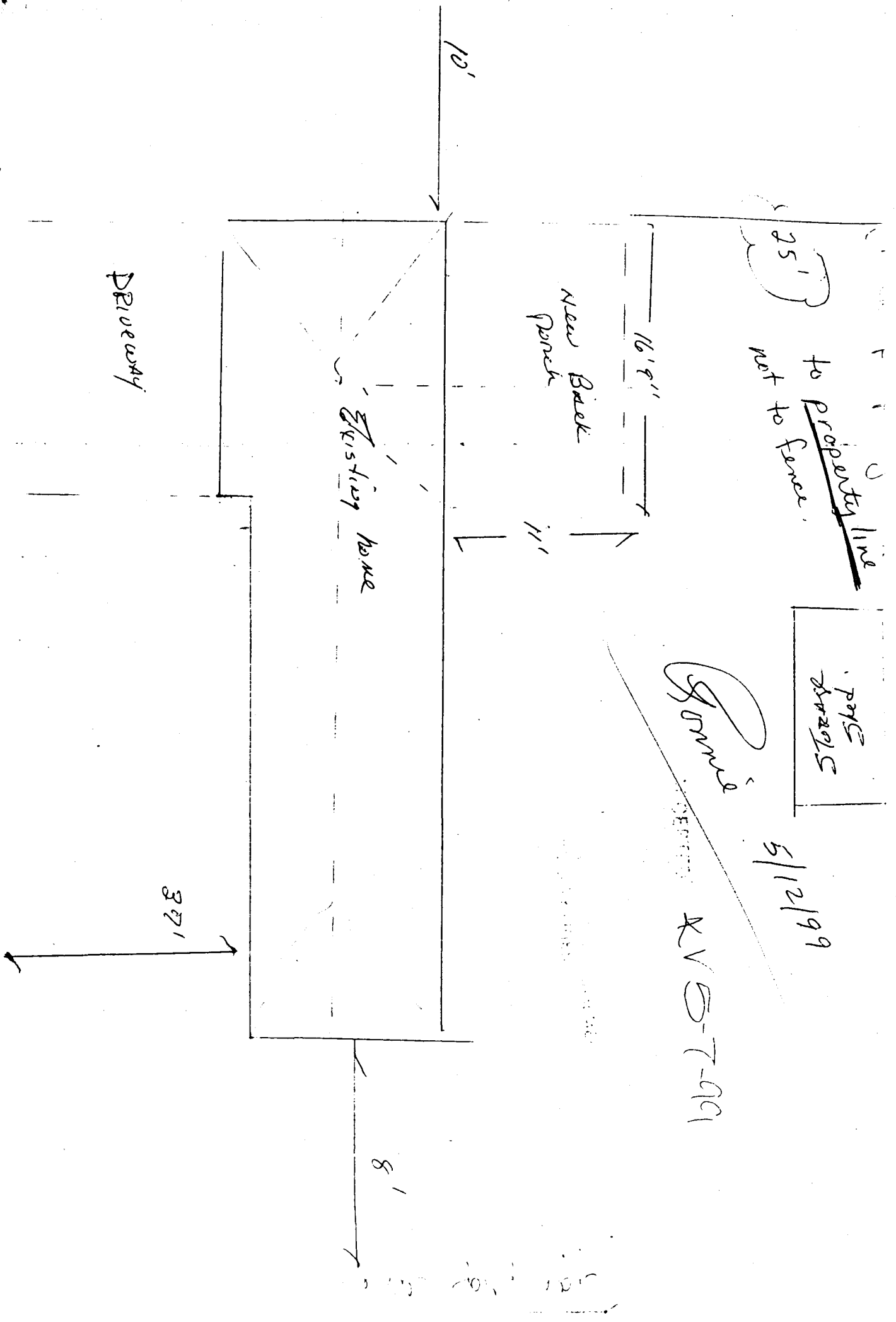
25' to Property line  
not to fence.

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*Summa*

5/12/99

KV 5-7-99



3710 E/d, Berry