

FEE \$	10
TCP \$	-
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 74968



Your Bridge to a Better Community

BLDG ADDRESS 246 1/2 Beaver - G.I. SQ. FT. OF PROPOSED BLDGS/ADDITION 220 SF.

TAX SCHEDULE NO. 2943-303-38-008 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING NO 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Bud Neuberger NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 246 1/2 Beaver G.I. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970-263-4251 DESCRIPTION OF WORK & INTENDED USE Enclose <sup>existing</sup> patio

(2) APPLICANT R. Flynn Const. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS PO Box 1346 G.I.

(2) TELEPHONE 970-261-3655

**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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Reqmt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 84 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 Ruby Flynn Date 04/27/00

Department Approval Ronnie Edwards Date 4/27/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Oberholt</u>		Date <u>4/27/00</u>

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)

246 1/2 Beaver St

Donnie 4/27/00

LEGATE AND UTILITY EASEMENTS AND PROPERTY LINES

LOT 7

PATIO

existing patio

new cover & enclosure

Patio S

55' STAIRS  
No. 1113

LOT 8

CONC. DRIVEWAY

SPRINKLER CONTROL

BUILDING SETBACK  
UTILITY EASEMENT

BUILDING SETBACK - UTILITY EASEMENT

BUILDING SETBACK

BUILDING SETBACK

BUILDING SETBACK

56.88' N 87.51° W

10'-0"

10'-0"

10'-0"

10'-0"

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10'-0"

10'-0"

10'-0"

10'-0"

18'-0"

23'-0"

10'-0"

12'-0"

124.35' S 0°44'0" W