

FEE \$	10.00
TCP \$	0
IF \$	0

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

BLDG PERMIT NO. 75732



EX

Your Bridge to a Better Community

BLDG ADDRESS 3425 BEECHWOOD SQ. FT. OF PROPOSED BLDGS/ADDITION 204

TAX SCHEDULE NO. 2945 014 35 011 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SPRINGVALLEY flg. 1 TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 0 BLK 13 LOT 11 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER JIM WILSON NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 3425 BEECHWOOD USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE SCREEN ROOM ADDITION

(2) APPLICANT DURA SYSTEMS INC TYPE OF HOME PROPOSED:
PAID

(2) ADDRESS 902 HWY 50 _____ Site Built _____ Manufactured Home (UBC) _____
 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) _____

(2) TELEPHONE 245-6898

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 100%

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 Req'mt 2

Maximum Height _____ Special Conditions CCO approval required

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 William Tiefenbach Date 6/26/2000

Department Approval Laura King Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u> <u>in use</u>
Utility Accounting	<u>P. Benseley</u>	Date	<u>6/29/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

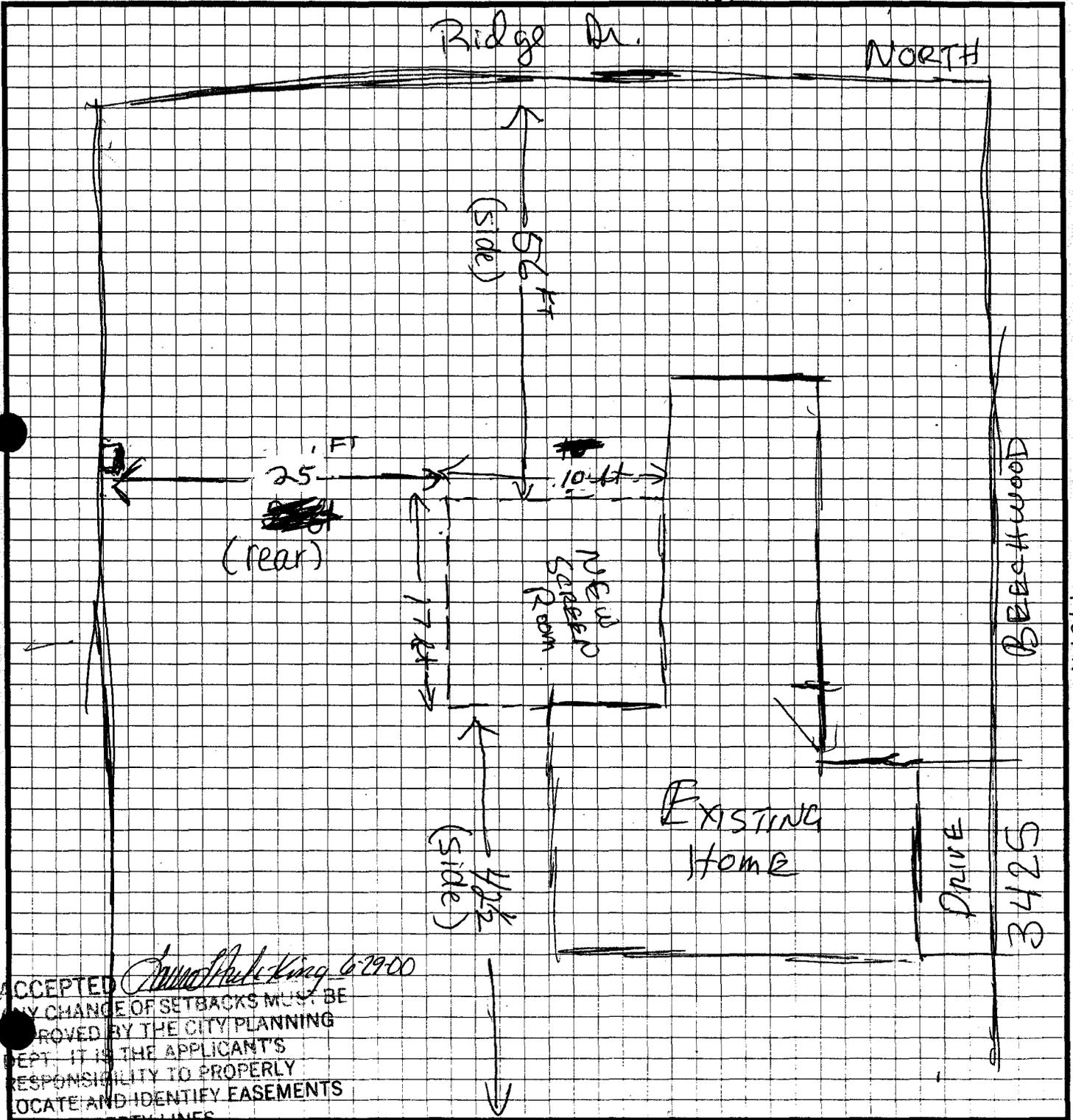
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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



- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.



ACCEPTED *David A. King 6-29-00*
 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.