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

BLDG PERMIT NO. 75332



Your Bridge to a Better Community

49523-9904

BLDG ADDRESS 3710 Beechwood St SQ. FT. OF PROPOSED BLDGS/ADDITION 406 sq ft

TAX SCHEDULE NO. 2945-011-29-007 SQ. FT. OF EXISTING BLDGS 1600

SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING 6 BLK 18 LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER DENNIS THOMPSON NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 3710 Beechwood St USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 970-245-7655 DESCRIPTION OF WORK & INTENDED USE Addition / Sun Room

(2) APPLICANT BIR Cons/Remodel TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3041 Gunnison Ave

(2) TELEPHONE 970-523-0141

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 _____

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

Side 25' from PL, Rear 5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNEX# _____

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 Craig [Signature] Date 5-19-00

Department Approval Ronnie Edwards Date 5-22-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>advised</u>	Date	<u>5-22-00</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)

Project Location: 3710 Beechwood St.

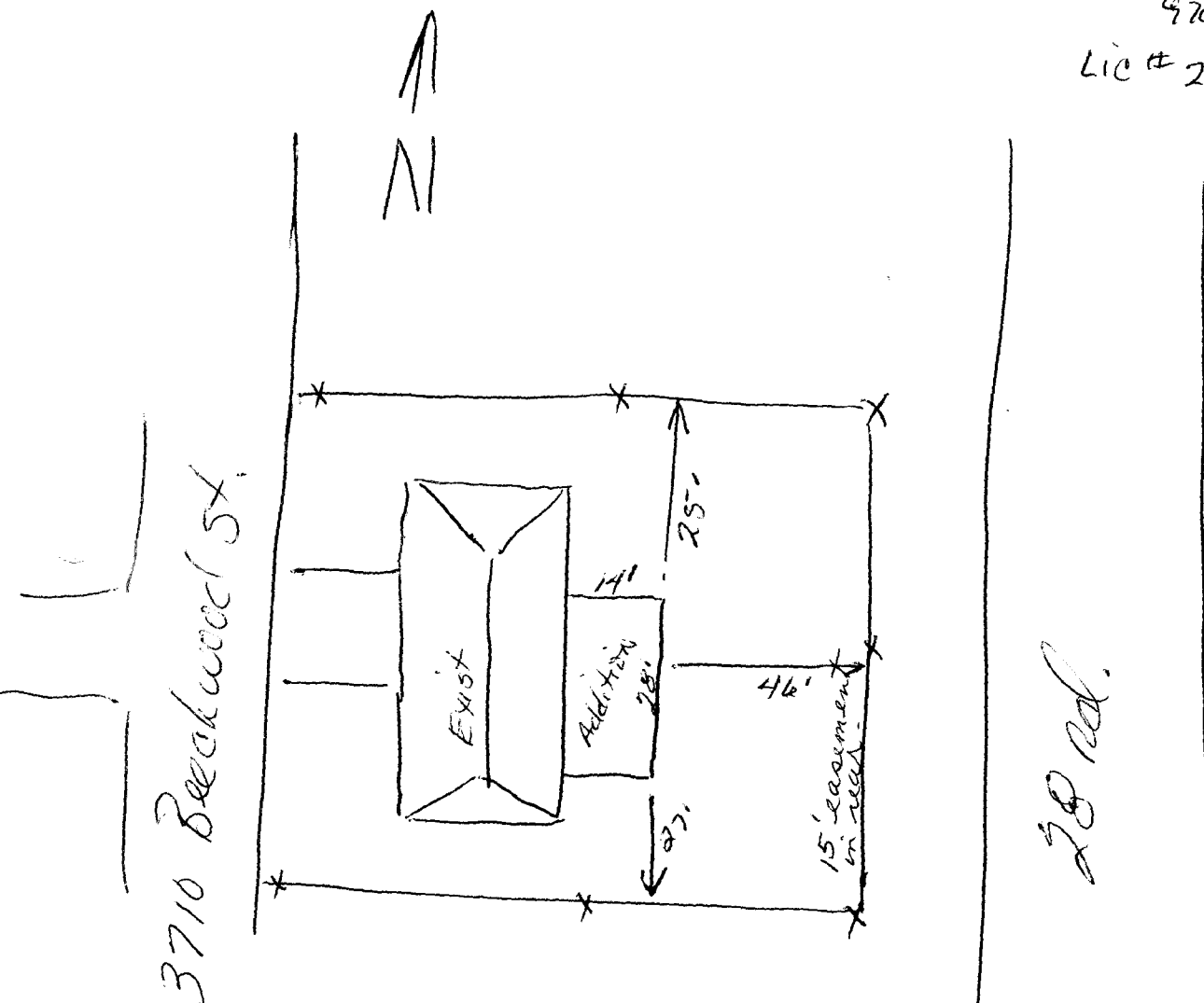
Type: Addition

Contractor:

BI2 Const/Remo

970-523-0141

Lic # 2200600



3710 Beechwood St.

28th Rd.

Notes:

- Addition, sun room, 2x6 Const
Asphalt Stangles / vinyl Siding / Mono
Slab Foundation.

ACCEPTED Ronnie 5/22/00
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.