

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. No Permit Required



Your Bridge to a Better Community

BLDG ADDRESS 3630 Beechwood SQ. FT. OF PROPOSED BLDGS/ADDITION 140

TAX SCHEDULE NO. 2945-011-29-006 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SPRING VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:

Before: _____ After: _____ this Construction

NO. OF BUILDINGS ON PARCEL

Before: _____ After: _____ this Construction

(1) OWNER BRIAN HAUT

(1) ADDRESS 3630 BEECHWOOD ST.

USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE 241-5364

DESCRIPTION OF WORK & INTENDED USE STORAGE SHED

(2) APPLICANT _____

TYPE OF HOME PROPOSED:

____ Site Built _____ Manufactured Home (UBC)

____ Manufactured Home (HUD)

Other (please specify) STORAGE SHED BUILT OFF SITE AND DELIVERED

(2) ADDRESS _____

(2) TELEPHONE _____

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 25' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 15' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 21 TRAFFIC 10 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 Brian Haut

Date 5-7-01

Department Approval C. Lyle Johnson

Date 5-7-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>existing home</u>
Utility Accounting	<u>Elect</u>	Date	<u>5/7/01</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. ALLEASMENTS 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

