

FEE \$	10.00
TCP \$	8
SIF \$	10

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85543



Your Bridge to a Better Community

15433-9787
 BLDG ADDRESS 3025 Beechwood
 TAX SCHEDULE NO. 2945-014-21-015
 SUBDIVISION Spring Valley
 FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 256 ϕ
 SQ. FT. OF EXISTING BLDGS 1955 ϕ
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2211 ϕ

(1) OWNER WRIGHT
 (1) ADDRESS 3025 Beechwood
 (1) TELEPHONE 243-0338
 (2) APPLICANT MYERS PROPERTY SERVICE LLC
 (2) ADDRESS P.O. Box 3031 Grand Junction 81501
 (2) TELEPHONE 255-0715

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 USE OF EXISTING BUILDINGS Single Family Residence
 DESCRIPTION OF WORK & INTENDED USE Bedroom Addition
FRAME IN 8'x31' EXTENSION.
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height _____

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt 2
 Special Conditions ACCO approval required
 CENSUS _____ TRAFFIC _____ 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 _____ Date 7-16-02
 Department Approval Gayleen Henderson Date 7-16-02

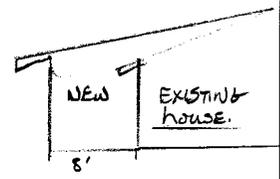
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting	<u>Ch Cole</u>	Date	<u>7/16/02</u>

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)

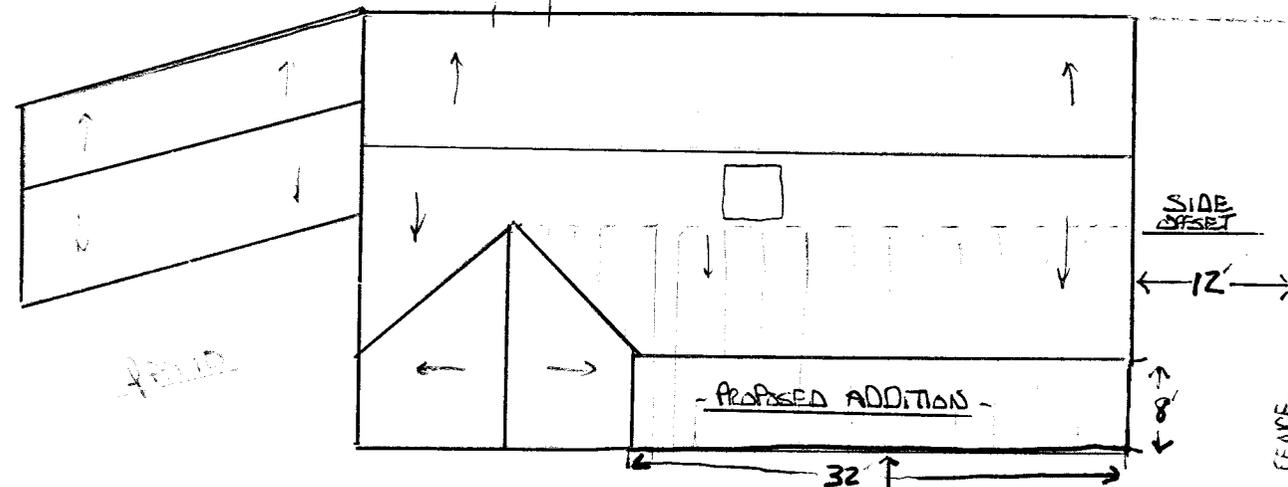
3025 Beechwood
SITE PLAN

WRIGHT RESIDENCE

7-16-02 Gayle Henderson
ACCEPTED
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.



Beechwood



DRIVEWAY

DETACHED GARAGE

OWNER FENCE

UTILITY EASEMENT
ACCESS DRIVE TO IRRIGATION LAKE

29 1/2' REAR OFFSET

REAR FENCE