

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 85094



Your Bridge to a Better Community

BLDG ADDRESS 3045 WALNUT SQ. FT. OF PROPOSED BLDGS/ADDITION 2000

TAX SCHEDULE NO. 2943-092-0000-9 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION BEAGLEY Simple Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING — BLK — LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER LAURENCE BEAGLEY NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 3047 WALNUT USE OF EXISTING BUILDINGS SINGLE FAMILY HOME

(1) TELEPHONE 434 3435 DESCRIPTION OF WORK & INTENDED USE new ←

(2) APPLICANT DAVE WENS TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2953 1/2 Rd

(2) TELEPHONE 257 1210

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 RSF-4 Maximum coverage of lot by structures 50%

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 7' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 50 ANN# _____

Clifton Water / Central Grand Valley Sanitation

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 [Signature] Date 6-2-02

Department Approval Ronnie Edwards Date 6-13-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15031</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/18/02</u>

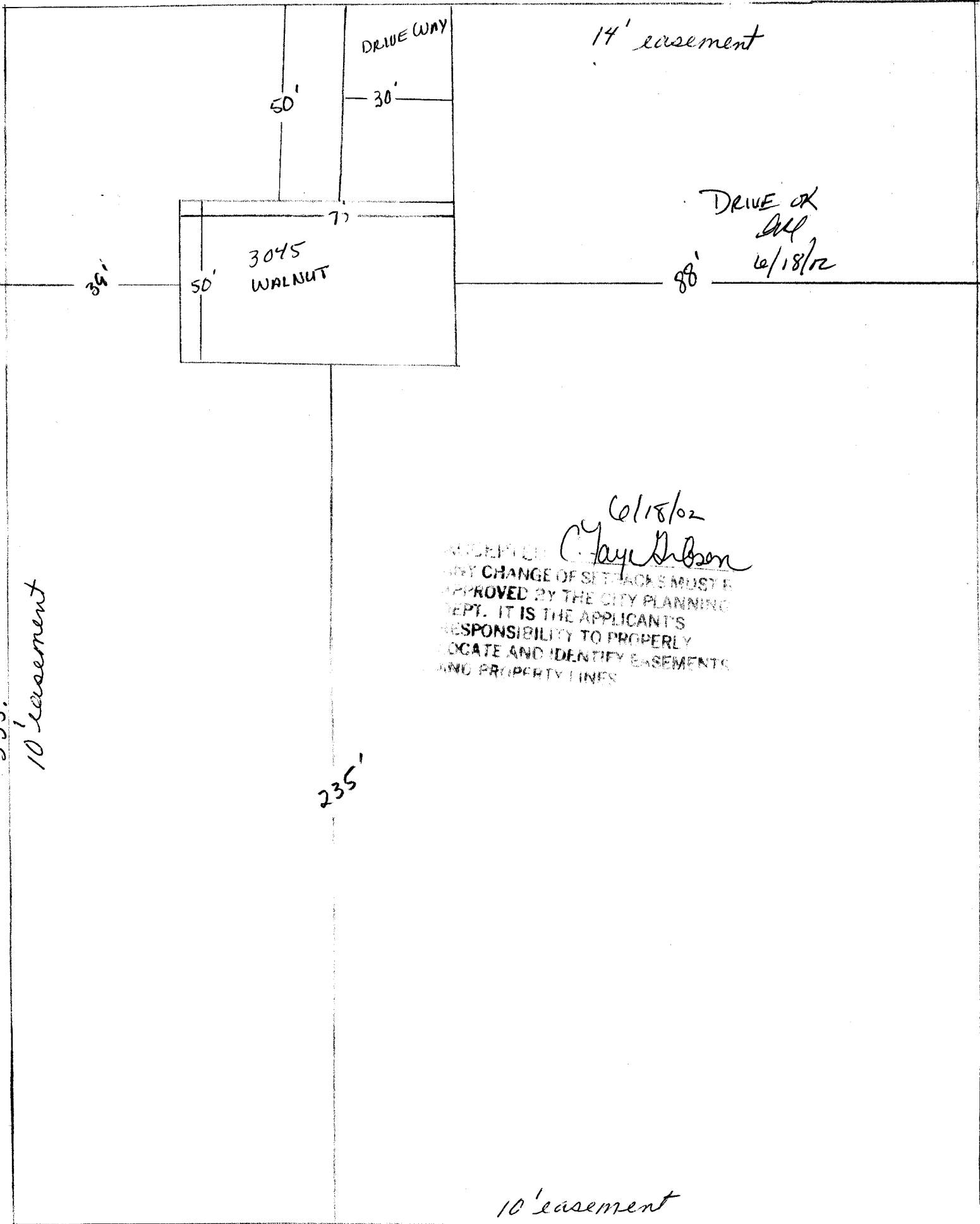
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

WALNUT AV.

197.10'

2943-092-0000-9



6/18/02
C. Jay Gibson

ACCEPTANCE OF 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