

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. 89245



Your Bridge to a Better Community

ⓐ

65152-10072

BLDG ADDRESS 3415 Beechwood

SQ. FT. OF PROPOSED BLDGS/ADDITION 280

TAX SCHEDULE NO. 2945-014-35027

SQ. FT. OF EXISTING BLDGS 2800 ^{Approx.}

SUBDIVISION Spring Valley

TOTAL SQ. FT. OF EXISTING & PROPOSED 3080 ^{Approx.}

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ED & NATALIE Holliday

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS Same

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-9236

DESCRIPTION OF WORK & INTENDED USE Enclosure
 Construct new patio

(2) APPLICANT Lain Williams

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

(2) ADDRESS 2746 Parkwood

(2) TELEPHONE 241-0843

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 20/25 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5/3 from PL, Rear 25/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature]

Date 4/29/03

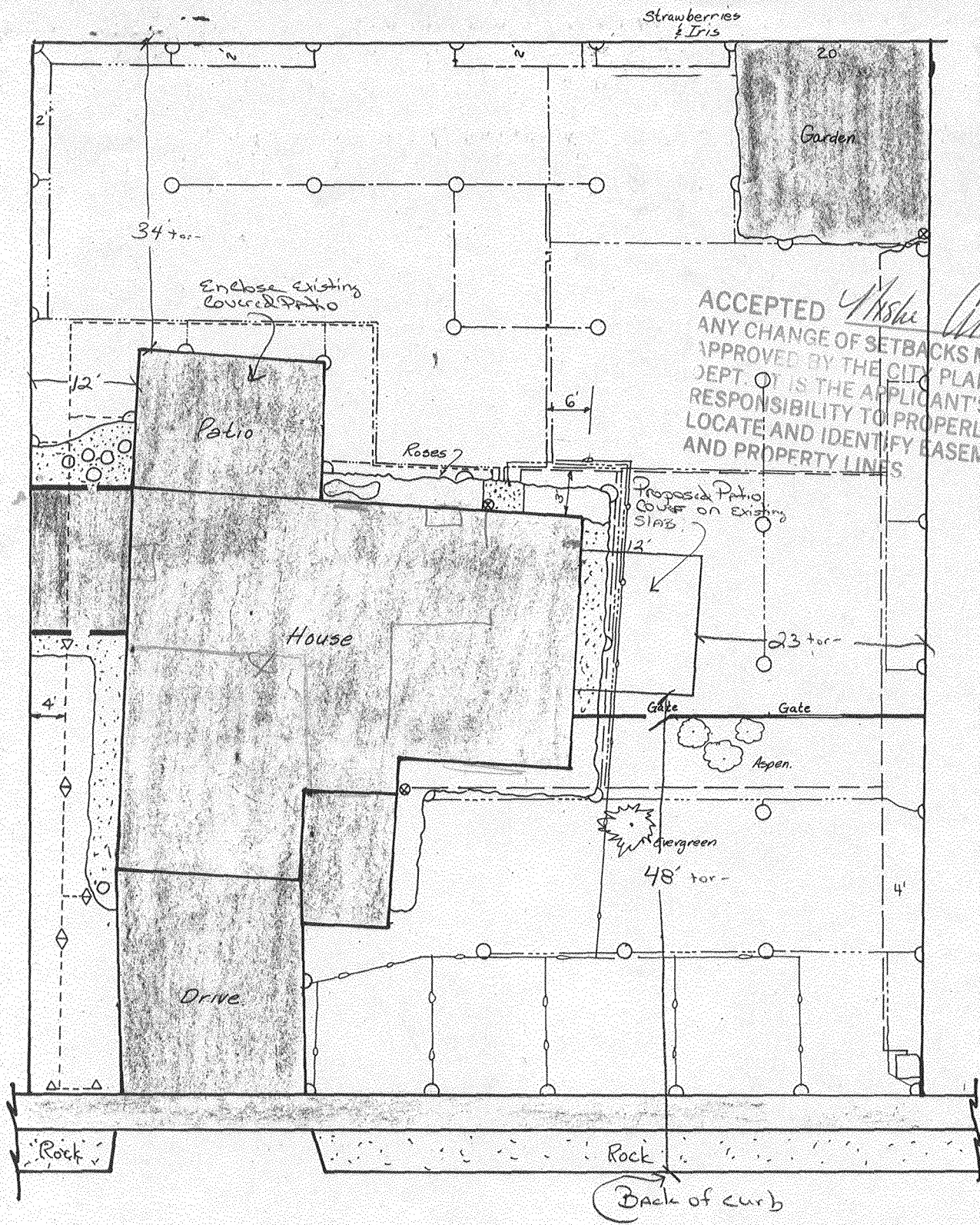
Department Approval [Signature]

Date 4/29/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>		Date <u>5-1-03</u>	

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

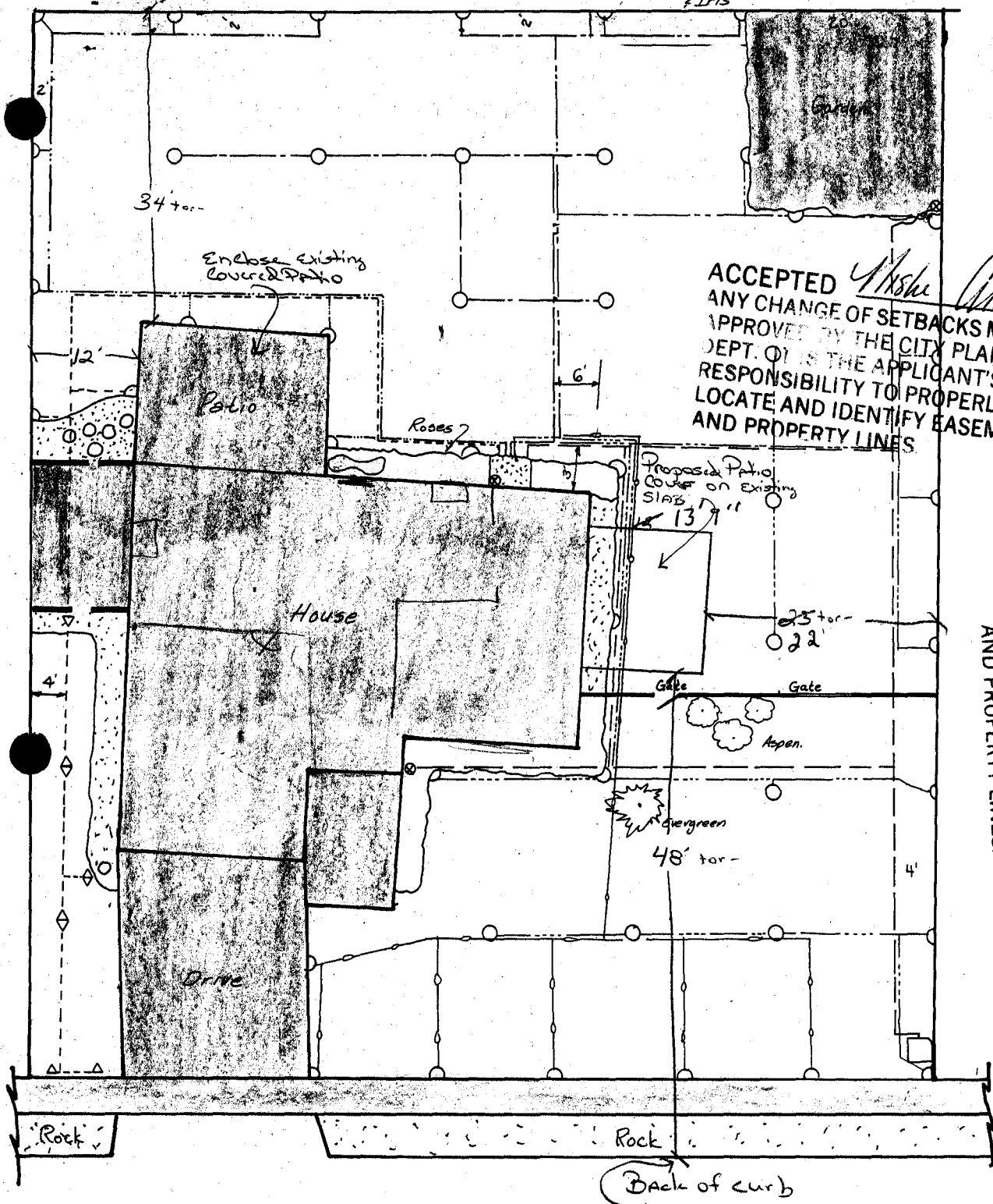
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Alaska* *Maguire* 4/29/03
 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

- | | | | | |
|---|-------------|-----------|------------------------|------------------|
| □ | TAP | --- | 1 1/4" Pipe (Raw Line) | — Not to Scale — |
| ▽ | 1/4 Head | - - - - - | 1" Pipe (Zone 1) | |
| △ | 1/2 Head | - · - · - | 1" Pipe (Zone 2) | |
| ⊂ | 3/4 Head | - - - - - | 1" Pipe (Zone 3) | |
| ○ | Full Circle | - - - - - | 1" Pipe (Zone 4) | |
| ⊙ | Bib | - - - - - | 1" Pipe (Zone 5) | |
| △ | End Strips | - - - - - | 1" Pipe (Zone 6) | |
| | | - - - - - | 1" Pipe (Zone 7) | |

Strawberries
& Iris



ACCEPTED *Alaska* *Dragon* 4/29/03
 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

ACCEPTED *Alaska* *Dragon* 9/12/03
 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.

- TAP
- ▽ 1/4 Head
- △ 1/2 Head
- G 3/4 Head
- Full Circle
- ⊙ Bib
- △ End Strips

- 1 1/4" Pipe (Raw Line)
- - - - 1" Pipe (Zone 1)
- - - - 1" Pipe (Zone 2)
- - - - 1" Pipe (Zone 3)
- - - - 1" Pipe (Zone 4)
- - - - 1" Pipe (Zone 5)
- - - - 1" Pipe (Zone 6)
- - - - 1" Pipe (Zone 7)

Not to Scale

3415