

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 89210



Your Bridge to a Better Community

73469-9931
 BLDG ADDRESS 3525 BEECHWOOD SQ. FT. OF PROPOSED BLDGS/ADDITION ± 604 SF

TAX SCHEDULE NO. 2945-011-30-013 SQ. FT. OF EXISTING BLDGS ± 1800 SF

SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED ± 2400 SF

FILING 6 BLK 14 LOT 13
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Doug & Nancy MacDonald
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 3525 Beechwood
 USE OF EXISTING BUILDINGS Work Shop

(1) TELEPHONE 257-9727 (W 241-0745)
 DESCRIPTION OF WORK & INTENDED USE frame building, slab

(2) APPLICANT _____
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS _____
 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 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 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 Doug MacDonald Date 4-17-03

Department Approval Wishu Chagon Date 4/17/03

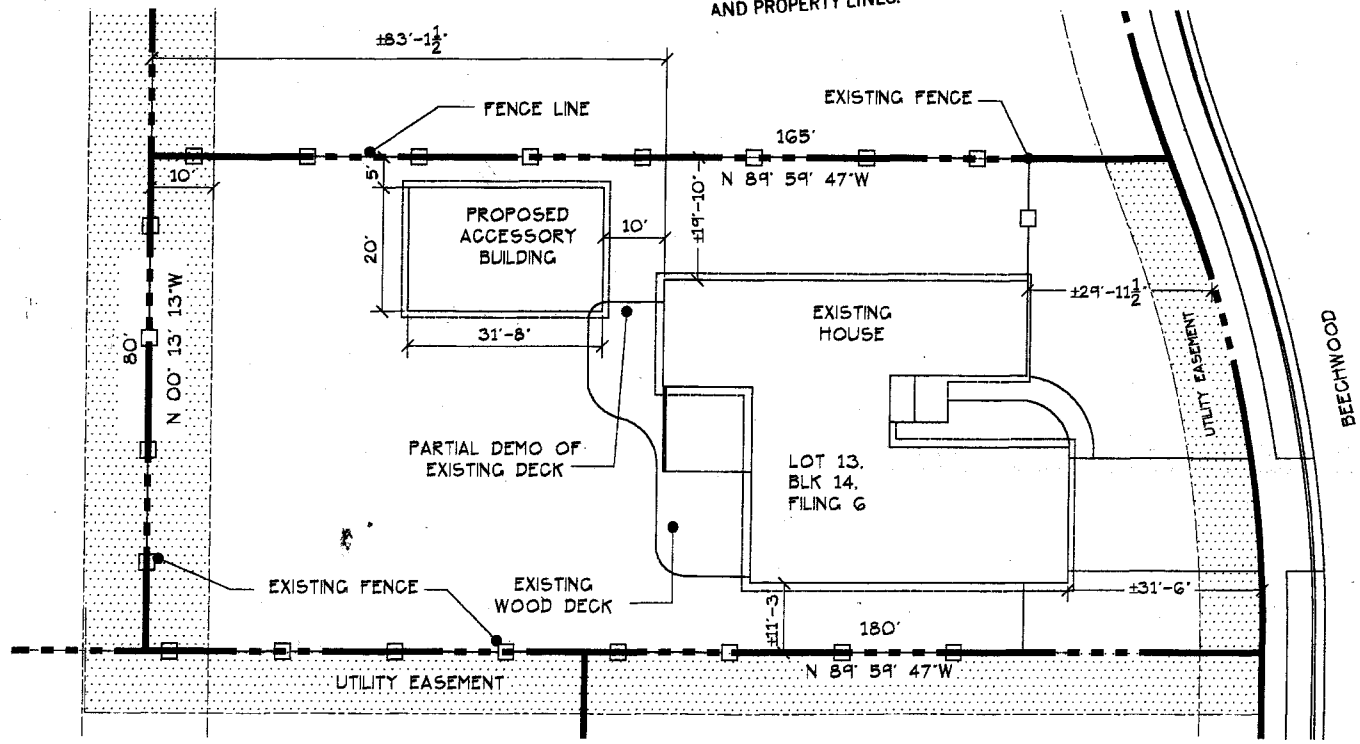
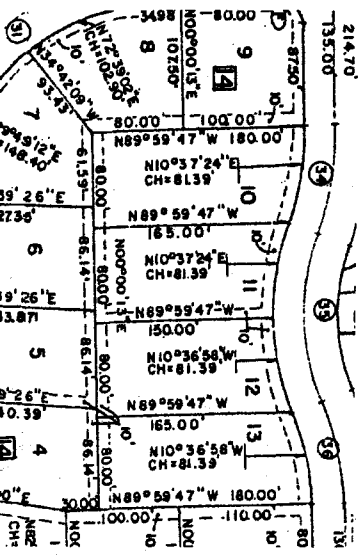
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Adrian</u>	Date	<u>4-17-03</u>

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 *M. Macdonald 4/17/03*
 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.

SURROUNDING PLAT
 NO SCALE



ACCESSORY BUILDING	
3525 BEECHWOOD ST. GRAND JUNCTION, COLORADO	
SITE PLAN	
DOUG + NANCY MACDONALD 3525 BEECHWOOD ST GRAND JUNCTION, CO	
SHEET 2 OF 8	