

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

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

BLDG PERMIT NO. 89245



65152-10072

BLDG ADDRESS 3415 Beechwood
 TAX SCHEDULE NO. 2945-014-35027
 SUBDIVISION Spring Valley
 FILING _____ BLK _____ LOT _____
 (1) OWNER ED & NATALIE Holliday
 (1) ADDRESS Same
 (1) TELEPHONE 241-8236
 (2) APPLICANT Lain Williams
 (2) ADDRESS 2746 Parkwood
 (2) TELEPHONE 241-0843

SQ. FT. OF PROPOSED BLDGS/ADDITION 280
 SQ. FT. OF EXISTING BLDGS 2800 Approx.
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3080 Approx.
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Enclosure patio
Construct new patio
 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 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 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).

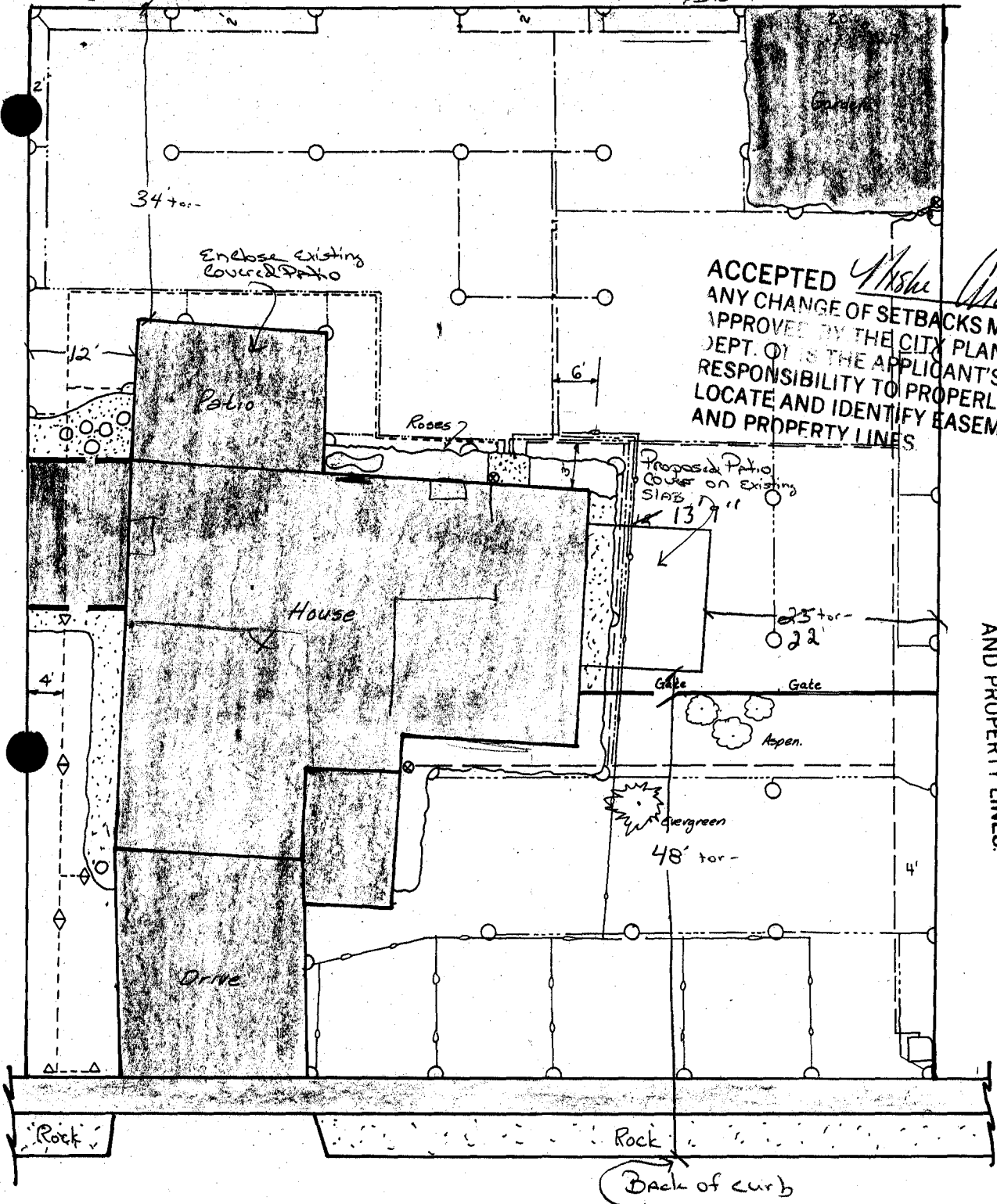
Applicant Signature [Signature] Date 4/29/03
 Department Approval [Signature] Date 4/29/03

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)

Strawberries
& Iris



ACCEPTED *Alaska* *Mayor* 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* *Mayor* 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
- ⊕ 3/4 Head
- Full Circle
- ⊙ Bib
- △ End Strips

- 1/4" Pipe (Raw Line) — Not to Scale —
- - - - 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)

3415