

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 88391



Your Bridge to a Better Community

71900-40593

BLDG ADDRESS 3045 WALNUT SQ. FT. OF PROPOSED BLDGS/ADDITION 1440

TAX SCHEDULE NO. 2943-092-58-002 SQ. FT. OF EXISTING BLDGS 2200

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

(1) OWNER DICK BEAGLEY

(1) ADDRESS 3045 WALNUT

(1) TELEPHONE 434-3435

(2) APPLICANT DAVE WEINS

(2) ADDRESS 2953 D 1/2 Rd

(2) TELEPHONE 257-1710

NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS HOME

DESCRIPTION OF WORK & INTENDED USE BUILD DETACHED GARAGE

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

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 [Signature]

Date 3-4-03

Department Approval [Signature]

Date 3/4/03

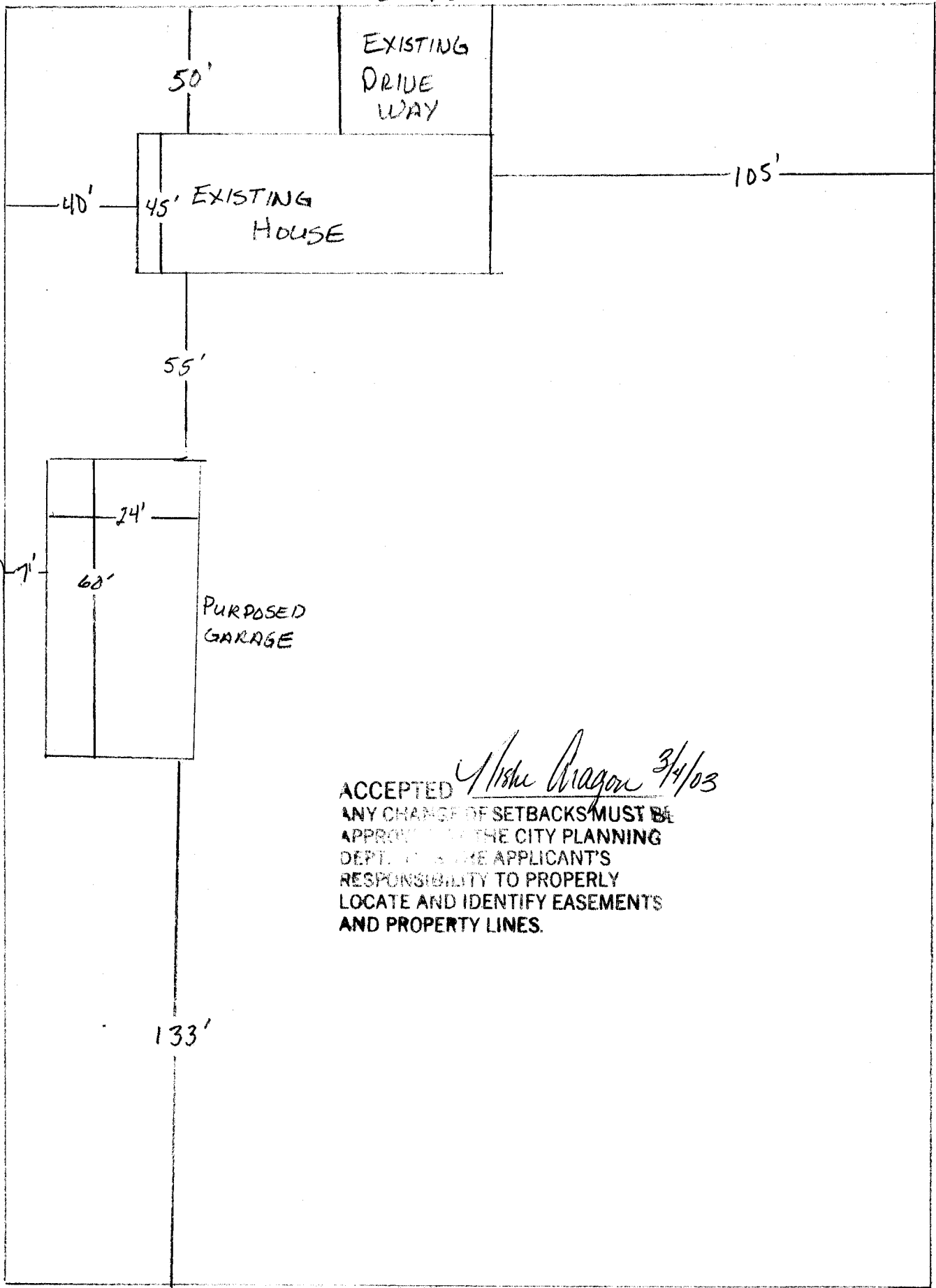
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Garage only</u>
Utility Accounting <u>[Signature]</u>		Date <u>3-5-03</u>	

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)

WALNUT

3045



ACCEPTED *Alshu Dragon 3/4/03*
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.