

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

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

BLDG PERMIT NO. _____



Building Address 3049 Walnut Ave
 Parcel No. 2943-092-58-001
~~2943-092-00-009~~
 Subdivision Beagley Simple Subdivision
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 3 Proposed 1
 Sq. Ft. of Existing Bldgs 2348 Proposed 240
 Sq. Ft. of Lot / Parcel 44,555
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2588

OWNER INFORMATION:

Name Larry VanWinkle
 Address 3049 Walnut Ave
 City / State / Zip Grand Jct. Colo 81534

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Animal shelter, pole barn

APPLICANT INFORMATION:

Name Larry VanWinkle
 Address 3049 Walnut Ave
 City / State / Zip Grand Jct. Colo 81534
 Telephone 243-3201(Day) 523-0721

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Larry VanWinkle Date 12/11/03
 Department Approval K. J. Hall Date 12/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No chgin Use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>12/12/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ZONED
RSF-4

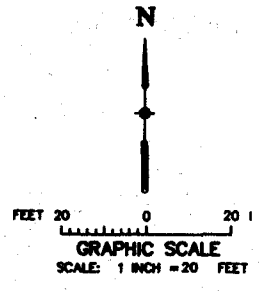
SECOND /
GRAND WALL
PLAY BOOK 1

TO
SECTION
2E 30

2943-000-00-010
ROBERT L. GLENN
2700 N ROAD
GRAND JCT., CO 81504-1780

2943-000-00-011
LAWRENCE M. & JUDITH E. BEAGLEY
3040 WALNUT AVENUE
GRAND JCT., CO 81504-5040

WALNUT AVENUE
80' RIGHT-OF-WAY



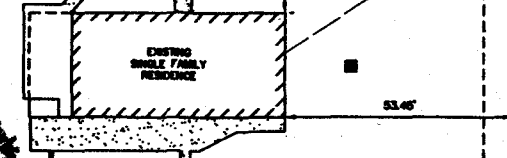
197.10'
14' MULT-PURPOSE EASEMENT

20' FRONT SETBACK

330.10'

133.00'

20' FRONT SETBACK



EXISTING SINGLE FAMILY RESIDENCE

53.45'

2943-000-00-008
JOHN E. & AILENE B. RICHES
3008 WALNUT AVENUE
GRAND JCT., CO 81504-5747

2943-000-00-007
MARTIN MATTHEI
600 1/2 SHOSHONE STREET
GRAND JCT., CO 81504-4375

ZONED
PUD

-GRAVEL-

10' UTILITY, DRAINAGE AND IRRIGATION EASEMENT

EXISTING DETACHED GARAGE

LOT 1
1.023 AC.±

12x20 Pole barn

WHITEWOOD SUBDIVISION
PLAY BOOK 13, PAGE 236

2943-000-00-006
MR. & MRS. P. BURGETT
507 SHOSHONE STREET
GRAND JCT., CO 81504-4375

2943-000-00-005
WAYNE C. & KIMBERLY S. HANSON
507 SHOSHONE STREET
GRAND JCT., CO 81504-4375

2943-000-00-004
BRUCE A. & DEBORAH M. SHELTON
503 1/2 SHOSHONE STREET
GRAND JCT., CO 81504-4375

335.00'

174.41'

335.00'

133.00'

330.30'

25' REAR SETBACK

25' REAR SETBACK

197.30'
10' DRAINAGE EASEMENT

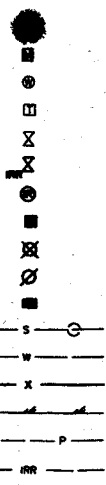
N 89°50'42" W

ZONED
RSF-4

2943-000-00-124
LOUIS CHARLES & KATHLEEN G. DENORE
3046 E 1/2 ROAD
GRAND JCT., CO 81504-5822

GENERAL NOTES:

1. ALL CONSTRUCTING PUBLIC WORKS AS FOR CAPITAL IMP.
2. ALL MATERIAL AND GRAND JUNCTION MATERIALS AND/OR JUNCTION STATION
3. THE CONTRACTOR BEARING OF COI PERMITS REQUIRED
4. SUBGRADE AND C CONTRACTOR SHALL CERTIFIED SOILS LI
5. WHERE PROPOSED PAVEMENT SHALL BE TACK COATED
6. EXISTING ASPHALT CLEANED AND TA



UTIL

- ELECTRIC & GAS
- WATER
- SEWER
- DRAINAGE
- IRRIGATION
- CABLE
- TELEPHONE

ACCEPTED
12/12/03
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ENGINEERING CORP.
ENGINEERS AND LAND SURVEYORS
16 BOLLEVAARD • GRAND JUNCTION, CO 81506 • (970) 248-2242

REVISION	DATE	DESCRIPTION	BY	CHK
1.	08-02-02	REVISION FOR REVIEW COMMENTS.	DEC	DEC

BEAGLEY SIMPLE SUBDIVISION

SITE PL