

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

561849700

BLDG ADDRESS 2932 BEECHWOOD ST SQ. FT. OF PROPOSED BLDGS/ADDITION 280.0

TAX SCHEDULE NO. 2945-014-22-014 SQ. FT. OF EXISTING BLDGS 2,108.4

SUBDIVISION SPRING VALLEY/PLEASANT RUN TOTAL SQ. FT. OF EXISTING & PROPOSED 2,388.40  
 LOT SQ. FT. = 10,526.2 \*

FILING FIVE BLK 11 LOT 14 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER PETER T. & SARAH W. KRICK NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction

(1) ADDRESS 2932 BEECHWOOD ST USE OF EXISTING BUILDINGS RESIDENCE + SHED

(1) TELEPHONE (970) 254-8946 DESCRIPTION OF WORK & INTENDED USE STORAGE SHED

(2) APPLICANT PETER T. KRICK TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2932 BEECHWOOD ST

(2) TELEPHONE WK 256-4003

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 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 4/06/2004

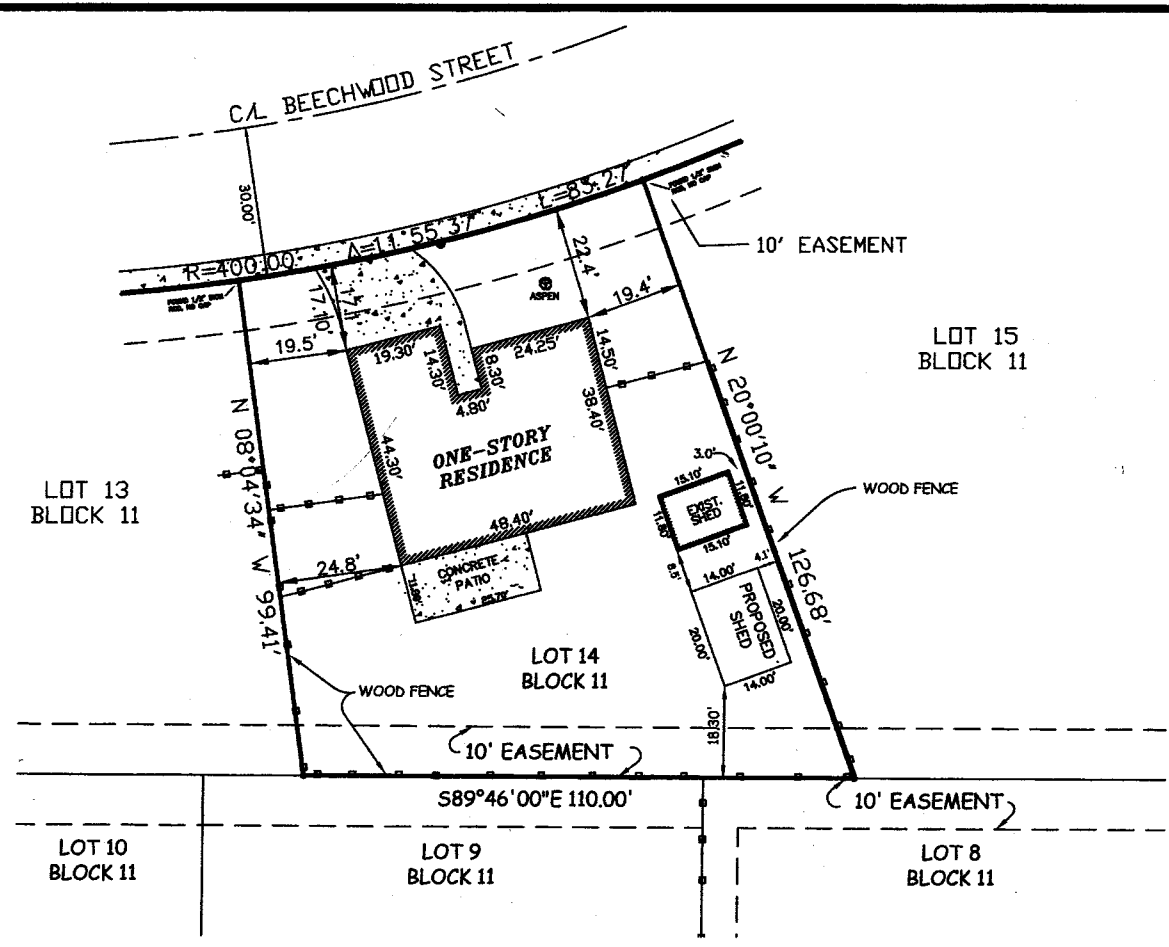
Department Approval [Signature] Date 4/6/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		<u>[Signature]</u>
		Date	<u>4-6-04</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 *Albi Oregon 4-6-04*  
 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.



PLOT PLAN FOR MR. AND MRS. PETER T. KRICK  
 2932 BEECHWOOD STREET

1" = 30'