

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

15595-9908

BLDG ADDRESS 3730 BEECHWOOD ST SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-811-29-009 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Pleasant Run Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 6 BLK 18 LOT 9 NO. OF DWELLING UNITS:

(1) OWNER BONNIE MURRAY Before: _____ After: _____ this Construction

(1) ADDRESS 3730 BEECHWOOD ST NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-4110 Before: _____ After: _____ this Construction

(2) APPLICANT DISTINCTIVE DECKING INC. USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2506 1/2 MT. SOPRIS DR 81503 DESCRIPTION OF WORK & INTENDED USE RE-BUILD RAILING

(2) TELEPHONE 257-7276 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' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Acco Approval Required

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).

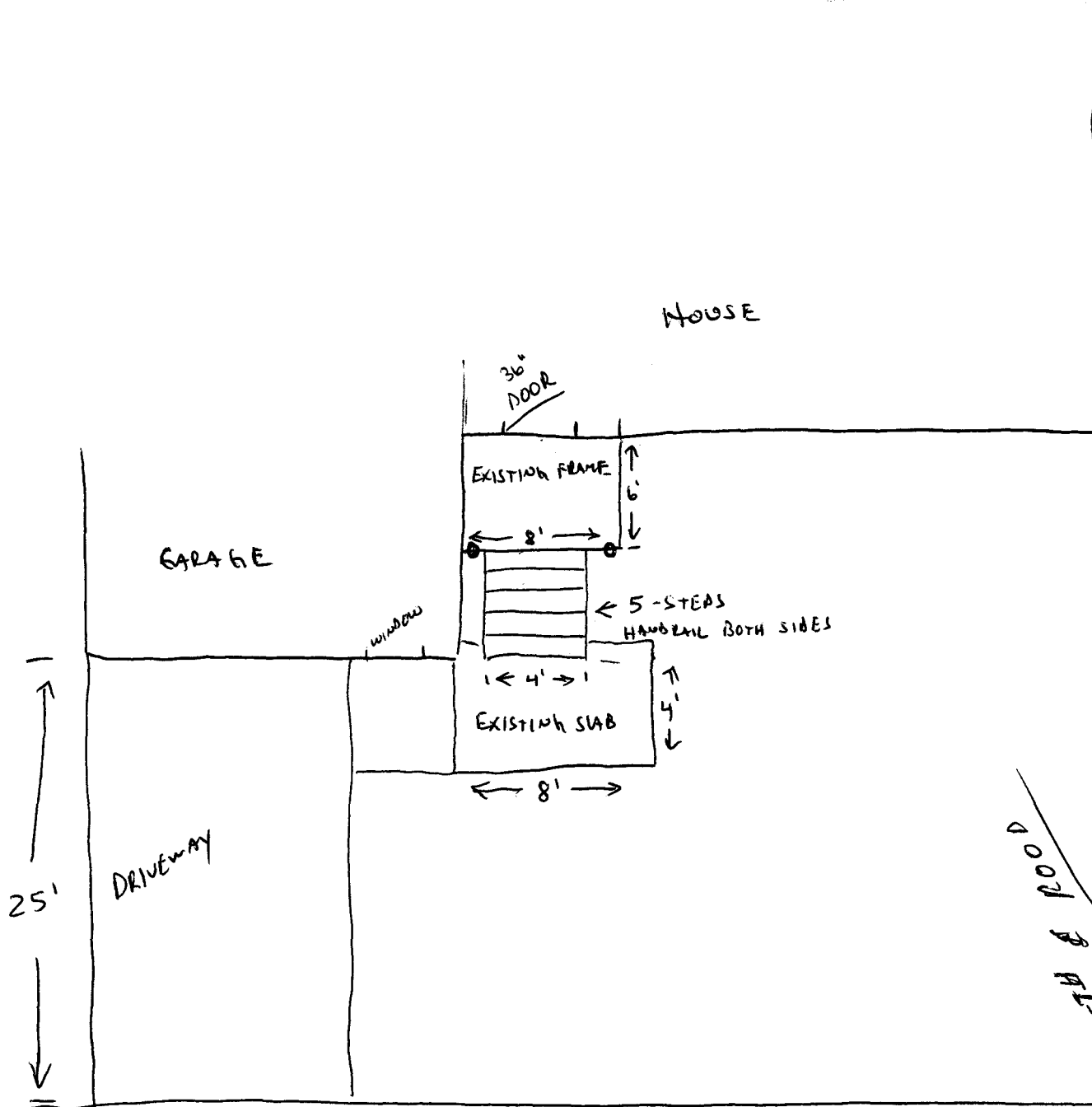
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 9-27-04

Department Approval [Signature] Date 9-27-04

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>9/27/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



9.27.04
 ACCEPTED *Gayleen Henderson*
 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.

BEECHWOOD