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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 87442-9913 3760 Beechwood St SQ. FT. OF PROPOSED BLDGS/ADDITION 192

TAX SCHEDULE NO. 2945-011-29-013 SQ. FT. OF EXISTING BLDGS 2600±

SUBDIVISION Spring Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2800±

FILING 6 BLK 18 LOT 13 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Reford Theobald NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 3760 Beechwood USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 970-245-0563 DESCRIPTION OF WORK & INTENDED USE storage shed

(2) APPLICANT Reford Theobald TYPE OF HOME PROPOSED:

(2) ADDRESS 3760 Beechwood Site Built Manufactured Home (UBC)

(2) TELEPHONE 970-245-0563 Manufactured Home (HUD)
 Other (please specify) storage shed

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
 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 _____ 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 9-9-04

Department Approval C. Jaye Hall Date 9/9/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Storage Shed.</u>
Utility Accounting <u>[Signature]</u>		Date <u>9/9/04</u>	

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

Fence

← North

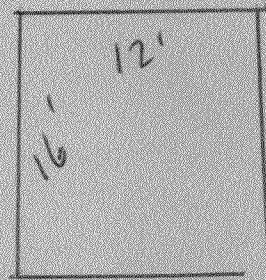
ACCEPTED C. Faye Hall 9/9/04
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Fence

Fence

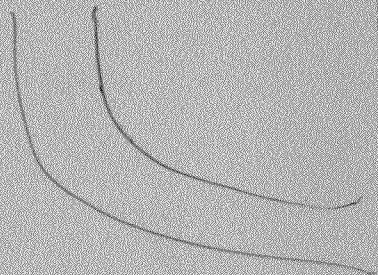
House

Garage



door

Fence



driveway

3760 Beechwood St.

(not to scale)