DATE SUBMITTED: 9-14-87	PERMIT # 28612			
	FEE \$500			
PLANNING CLEARANCE GRAND JUNCTION PLANNING DEPARTMENT				
BLDG ADDRESS: 2954 Beachwood.	SQ. FT. OF BLDG: 252			
SUBDIVISION: Spring Valley	sq. ft. of lot: 3900			
FILING # 5 BLK # // LOT # 19	NUMBER OF FAMILY UNITS:			
TAX SCHEDULE NUMBER:	NUMBER OF BUILDINGS ON PARCEL			
2945-014-22019	BEFORE THIS PLANNED CONSTRUCTION:			
PROPERTY OWNER: Judd Perry	one			
ADDRESS: 2954 Beachwood	USE OF ALL EXISTING BUILDINGS:			
PHONE:	Name			
description of work and intended use:	SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.			
************	***********			
zone: RSf-5	FLOODPLAIN: YES NO X			
SETBACKS: $f \ge 0$ $s \le 5'$ $R \ge 5'$	GEOLOGIC HAZARD: YESNO			
MAXIMUM HEIGHT:	CENSUS TRACT #: 10			
PARKING SPACES REQ'D:				
LANDSCAPING/SCREENING:	SPECIAL CONDITIONS: APPROVAL La			
	Homeownes Assoc			
**************************************	G CLEARANCE MUST BE APPROVED, IN			

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.

APPROVED BY: Sinda

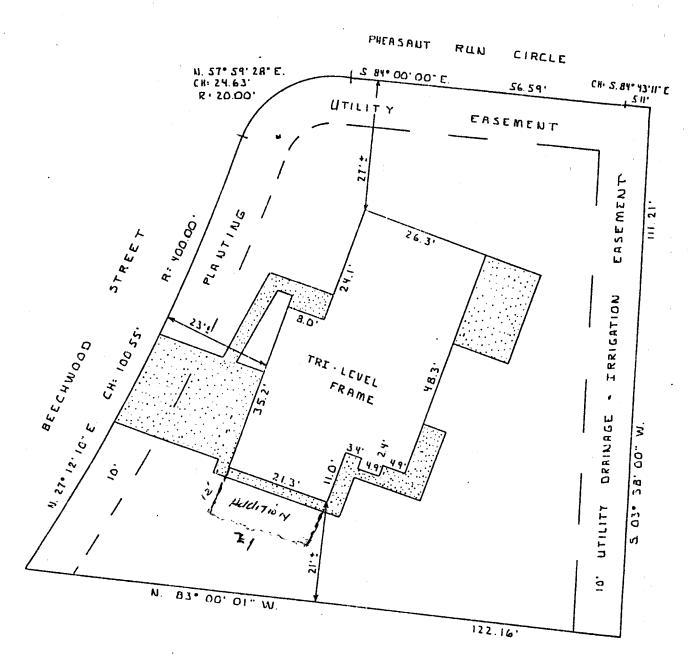
Horold Oreal SIGNATURE

## IMPROVEMENT LOCATION CERTIFICATE

2954 Becchwood Street Lot 19, Block 11, Pheasant Run Spring Valley Filing No. Five, Mesa County, Colorado

SCALE: I"= 20' It is hereby certified that the above-described property

PINS FOUND is not located within a 100 year Flood Hazard Boundary.



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST SECURITY SAVINGS THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10-23-86 except utility connections, are entirely within the Boundaries of the Parcel, except as shown, that there are no enchoachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

# 2983

## CENTURY SURVEYING

PO. BOX 356 GRAND JUNCTION, COLORADO (303) 241-2667

WILLIAM O. ROY LAS.

12901

Surveyed by:	G.N.	Date Burveyed:	10-23-86
Drawn by:	R.F.	Dale Drawn:	10-24-86
Revisiont		Scale:	1"=20"

