

DATE SUBMITTED: MARCH 9 1989

PERMIT # 32411

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2935 BEECHWOOD

SQ. FT. OF BLDG: 2300

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 10,000 +/-

FILING # 5 BLK # 10 LOT # 10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-014-21-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: WITT HOMES

USE OF ALL EXISTING BUILDINGS:
N/A

ADDRESS: P.O. BOX 2544, GT 81502

PHONE: 247-1000

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT NEW HOME

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

NE: RSE-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 5 R 25

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: per residential

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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 RESULT IN LEGAL ACTION.

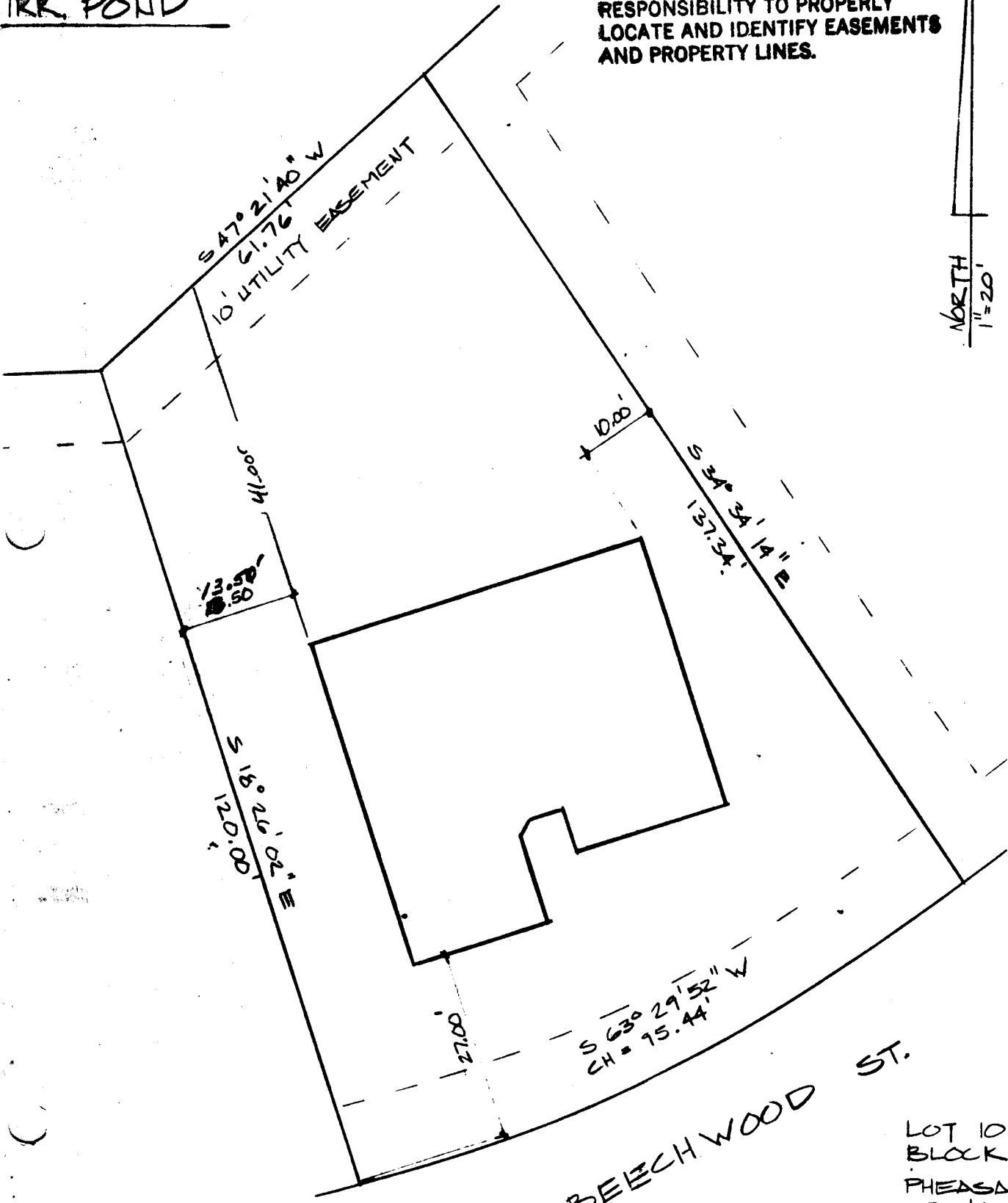
DATE APPROVED: 3-23-89

Richard [Signature]
SIGNATURE

APPROVED BY: *M. [Signature]*

IRR. POND

ACCEPTED 3-3-89 *M. J. [Signature]*
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.



NORTH
1" = 20'

BEECHWOOD ST.

LOT 10
BLOCK 10
PHEASANT RUN
SPRING VALLEY FILM
SECTION 1, T1S, R
MESA COUNTY, CO