

DATE SUBMITTED: 6/15/89

PERMIT # 33224

FEE ~~7~~ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3215 Beechwood SQ. FT. OF BLDG: 8' x 24'

SUBDIVISION: 2945-014-20-016 SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____ NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Bill Ferguson

3

ADDRESS: 3215 Beechwood

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 245-9131

Home

DESCRIPTION OF WORK AND INTENDED USE: _____

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

Extend deck - Porch.

FOR OFFICE USE ONLY

NE: RSF-d

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Must be approved by Architectural committee

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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.

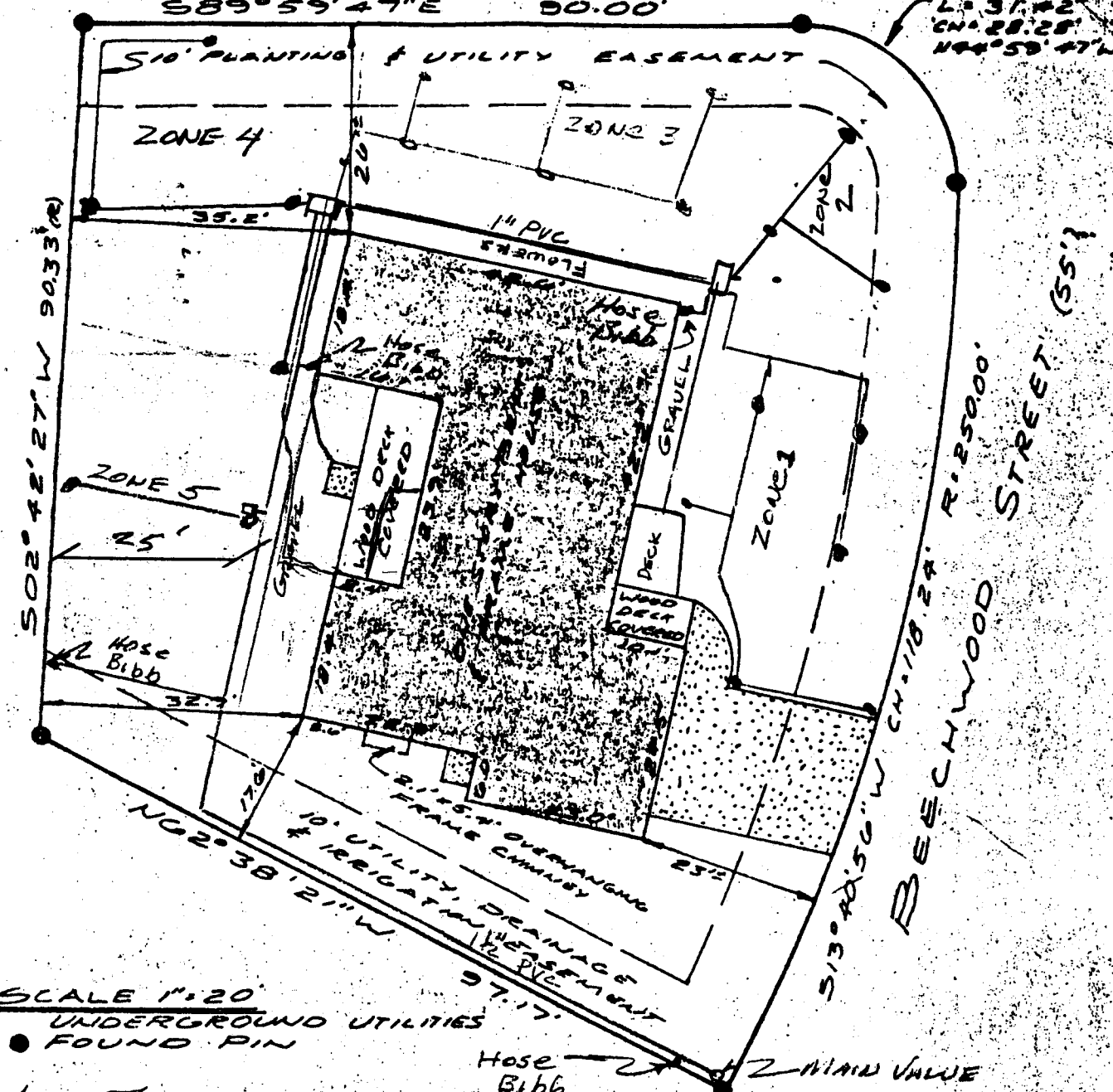
DATE APPROVED: 6/15/89

APPROVED BY: Linda Wutzel

SIGNATURE

WINTER GREEN DRIVE (55')
S89°59'47"E 90.00'

11.30 W 11.30 W
R: 20.00'
T: 20.00'
L: 31.42'
CH: 28.28'
N44°59'47"W



SCALE 1"=20'

UNDERGROUND UTILITIES

● FOUND PIN

Note: The control Valves for each Sprinkler Zone are connected to their respective Zone No. in the Control Box.

House 1820.07 SF.
Excludes decks & garage

IMPROVEMENT LOCATION CERTIFICATE

Legal Description: 3215 Beechwood Street, Lot 14, Block 9, Pheasant Run, Spring Valley Filing No. Six, County of Mesa, State of Colorado.

Mike Mateusz, Next door South, is furnishing with this system.

ACCEPTED 6/15/89
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.