

DATE SUBMITTED: 6-9-93

PERMIT NO. 45240 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3720 Beechwood St.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Spring Valley

SQ. FT. OF LOT: 75 x 125

FILING # 6 BLK # 18 LOT # 8

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-011-29-008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER MERLE E ASHLEY

USE OF EXISTING BUILDINGS: residential

ADDRESS 3720 Beechwood St

DESCRIPTION OF WORK AND INTENDED USE: close in front porch

TELEPHONE: 243-6992

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RSF 5

FLOODPLAIN: Designated YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

RS Edwards

[Signature]

Department Approval

Applicant Signature

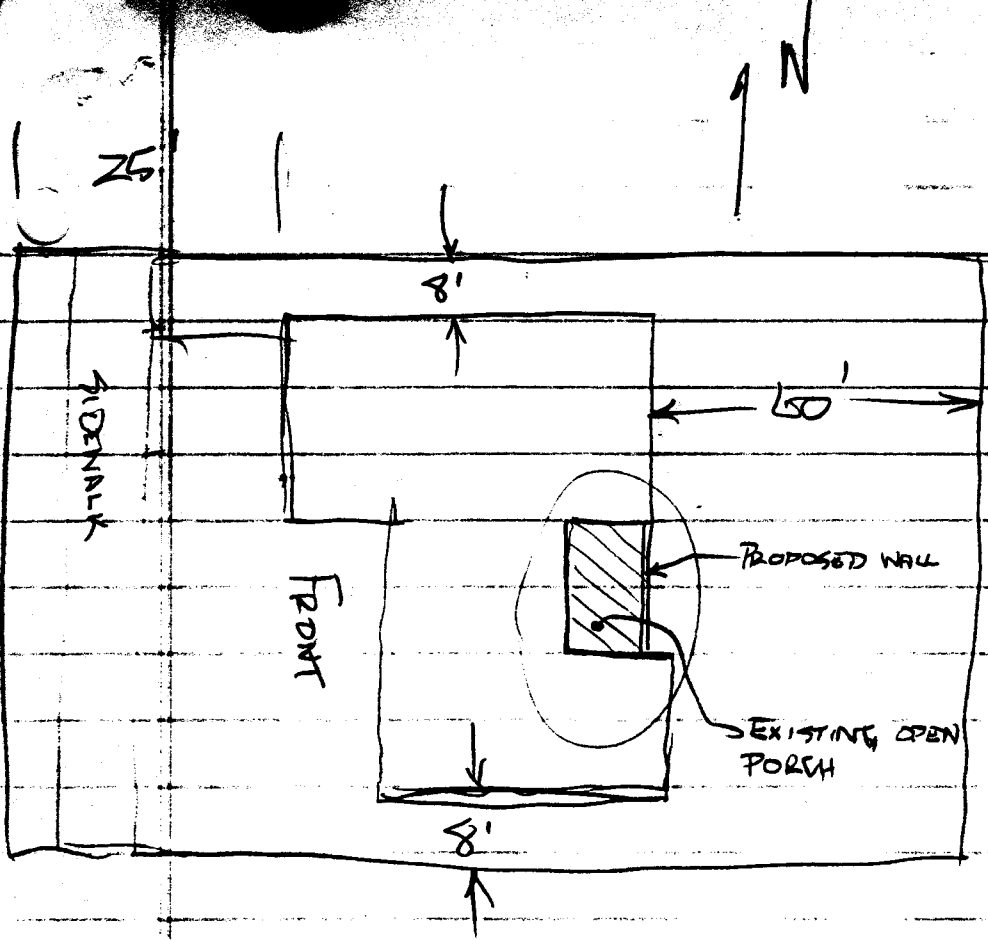
6/9/93

9 JUNE 93

Date Approved

Date

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



ASHLEY  
3720 BEECHWOOD ST

28 PD

ACCEPTED *[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.