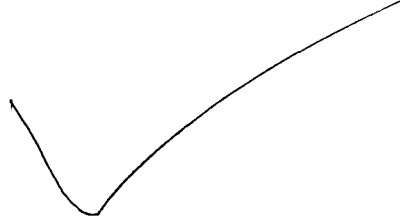


FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 55367
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



3022-5940-03-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1830 Bellridge Ct.	TAX SCHEDULE NO.	2945-012-16-012
SUBDIVISION	Bellridge	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	390 SQFT
FILING	1 BLK 2 LOT 12	SQ. FT. OF EXISTING BLDG(S)	30 x 66' Apply
(1) OWNER	LARRY BIRCHMILLER	NO. OF DWELLING UNITS BEFORE:	10 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	1830 Bellridge Ct.	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	242-4075	USE OF EXISTING BLDGS	home - S/F
(2) APPLICANT	Shane Washington	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	951 Walnut 65		
(2) TELEPHONE	243-5369		BACK PORCH.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	RSF-5	Maximum coverage of lot by structures	
SETBACKS: Front	20'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	25' from PL		
Maximum Height	32'		
		CENS.T.	10 T.ZONE 21 ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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	<i>Shane Washington</i>	Date	MAR 8 1996
Department Approval	<i>Gloria Edwards</i>	Date	3/8/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_ NO  W/O No. *N/A - no change in S/F use*

Utility Accounting *Mellie* Date *3-8-96*

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

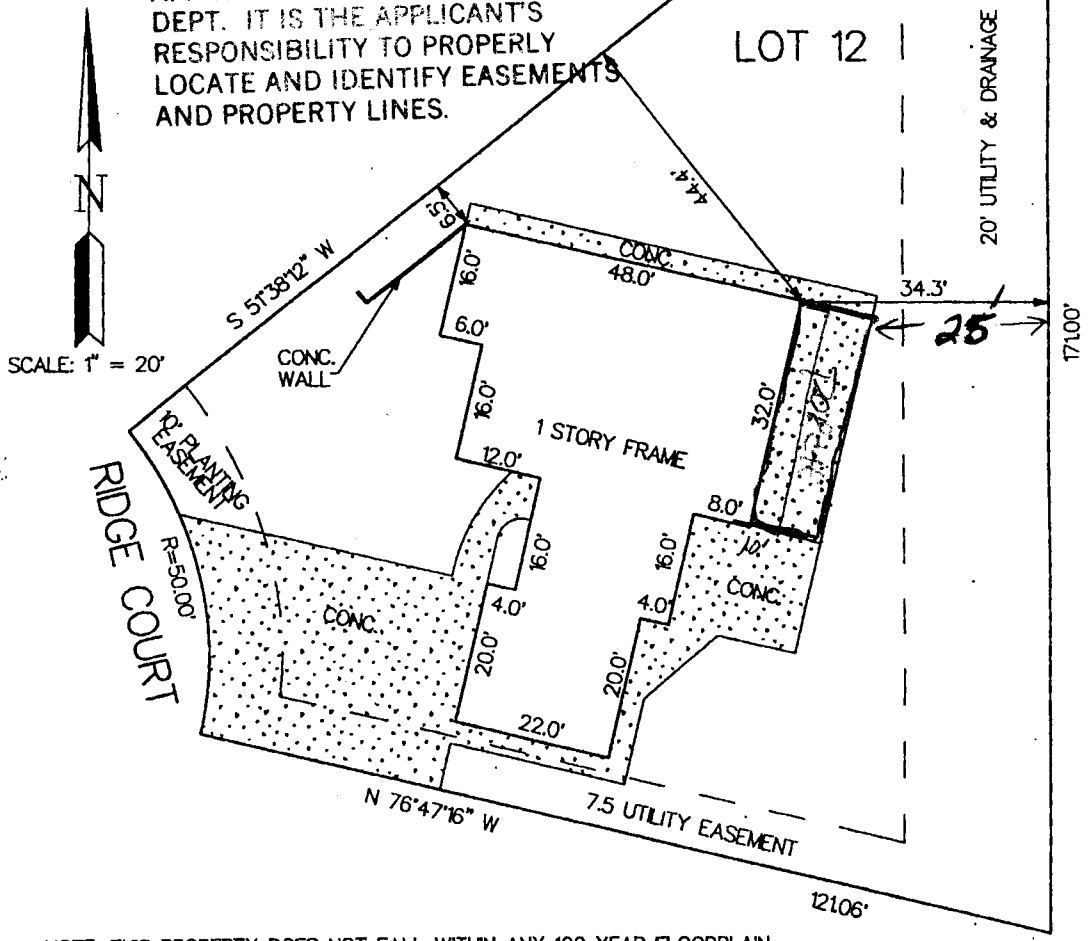
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

1830 BEECHWOOD COURT

MERIDIAN LAND TITLE #20070  
 BROZOVICH ACCT.  
 LOT 12 IN BLOCK 2 OF BELLRIDGE SUBDIVISION FILING NO. 1,  
 MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 3/8/96*  
 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.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLORADO FEDERAL MORTGAGE, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10/19/95 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS 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.

● = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770



## SURVEYIT



by GLENN

MAILING:  
 2004 NORTH 12th  
 SUITE 17  
 GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY:	K.G.	DATE SURVEYED:	10/19/95
DRAWN BY:	S.S.	DATE DRAWN:	10/19/95
REVISION:		SCALE:	1" = 20'