

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>—</u>

BLDG PERMIT NO.	<u>43233</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2912 Beechwood St.</u>	TAX SCHEDULE NO. <u>2945-014-22-012</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>320</u>
FILING <u>5</u> BLK <u>11</u> LOT <u>12</u>	SQ. FT. OF EXISTING BLDG(S) <u>2400</u>
(1) OWNER <u>William Hall</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>same</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-5164</u>	USE OF EXISTING BLDGS <u>Residential</u>
(2) APPLICANT <u>Centennial Const.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1520 Ptarmigan Ct. N.</u>	<u>16 x 20 storage</u>
(2) TELEPHONE <u>242-7198</u>	

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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-5</u>	Maximum coverage of lot by structures <u>3570</u>
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>31'</u> from PL Rear <u>10'</u> from PL	Special Conditions <u>Must meet UBC code for overhang into easement.</u>
Maximum Height <u>32'</u>	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>21</u>

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 [Signature] Date 4-17-98

Department Approval [Signature] Date 4-17-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No chg of use

Utility Accounting [Signature] Date 4-17-98

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

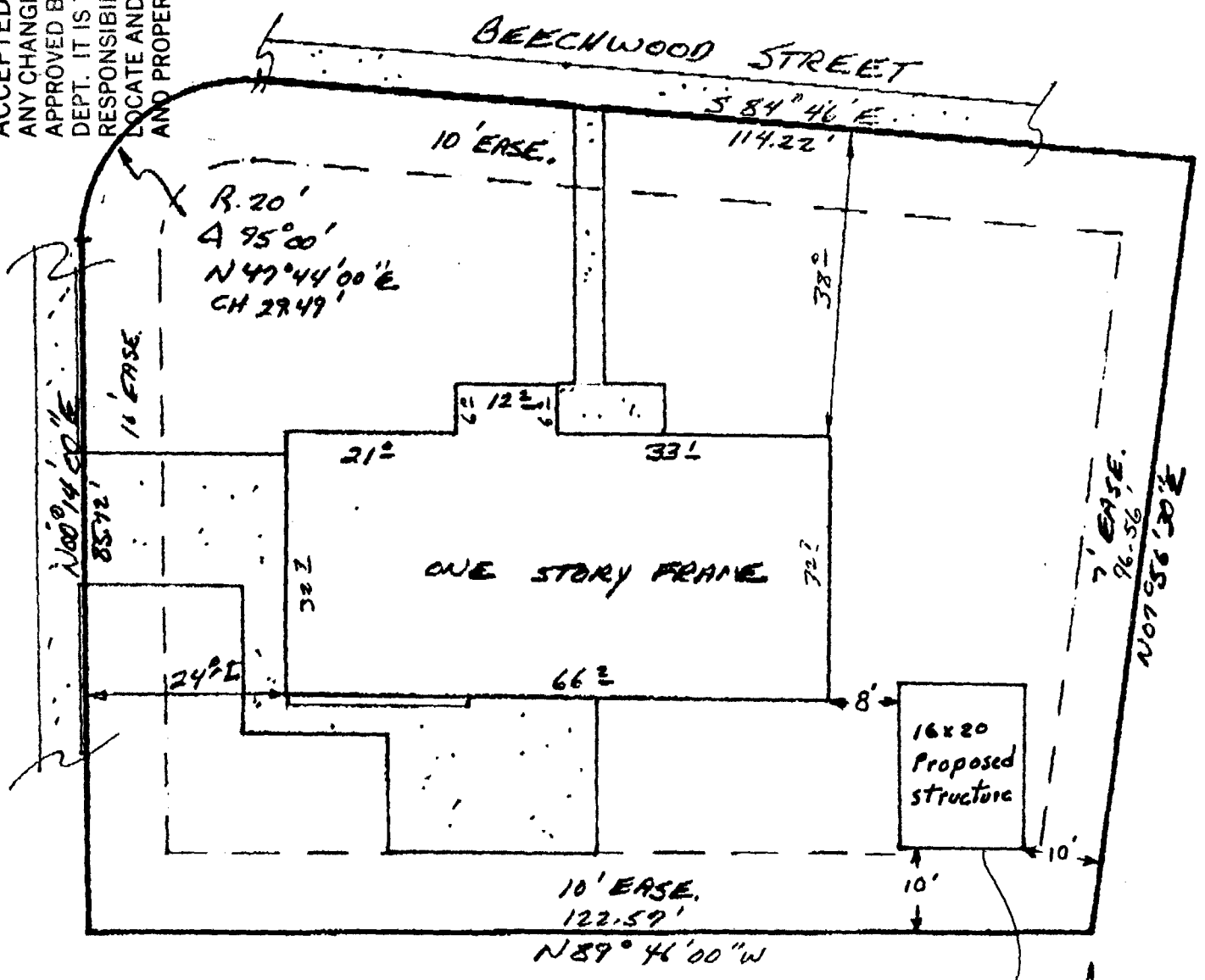
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED 5/17/98
 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.

IMPROVEMENT LOCATION CERTIFICATE

2912 Beechwood Street
 Lot 12, Block 11, Pheasant Run, Spring Valley,
 Filing No. Five, Mesa County, Colorado.

2945 014 22 012



NOTE: This property does not fall within any flood plain.
 Hall Acct.
 Western Colorado Title

must meet
 UBC Code for
 overhang in
 easement



SCALE 1"=20'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.S. 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 5/12/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE ADJOINING PREMISES, EXCEPT AS INDICATED, AND