

FEE \$	10.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66582

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 3420 BEECHWOOD ST TAX SCHEDULE NO. 2945-014-23-015

SUBDIVISION PHEASANT RUN SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 6 BLK 12 LOT 15 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER GILBERT L. MARTIN NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3420 BEECHWOOD ST

(1) TELEPHONE 242-1824 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT GILBERT L. MARTIN USE OF EXISTING BLDGS _____

(2) ADDRESS 3420 BEECHWOOD ST DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-1824 ADD ELECTRICAL & GAS FOR ABOVE GROUND POOL. ADDING COVER

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height 32'

CENSUS 10 TRAFFIC 21 ANNEX# _____

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 Gilbert L. Martin Date Aug 20, 98

Department Approval X. Valdez Date 8-19-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No 15577-9395 TR 86334

Utility Accounting Cherishon Date 8-19-98

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)

IMPROVEMENT LOCATION CERTIFICATE

3429 BEECHWOOD STREET, GRAND JUNCTION

AMERICAN LAND TITLE CO. #ALTC-8778
MARTIN AOOT.

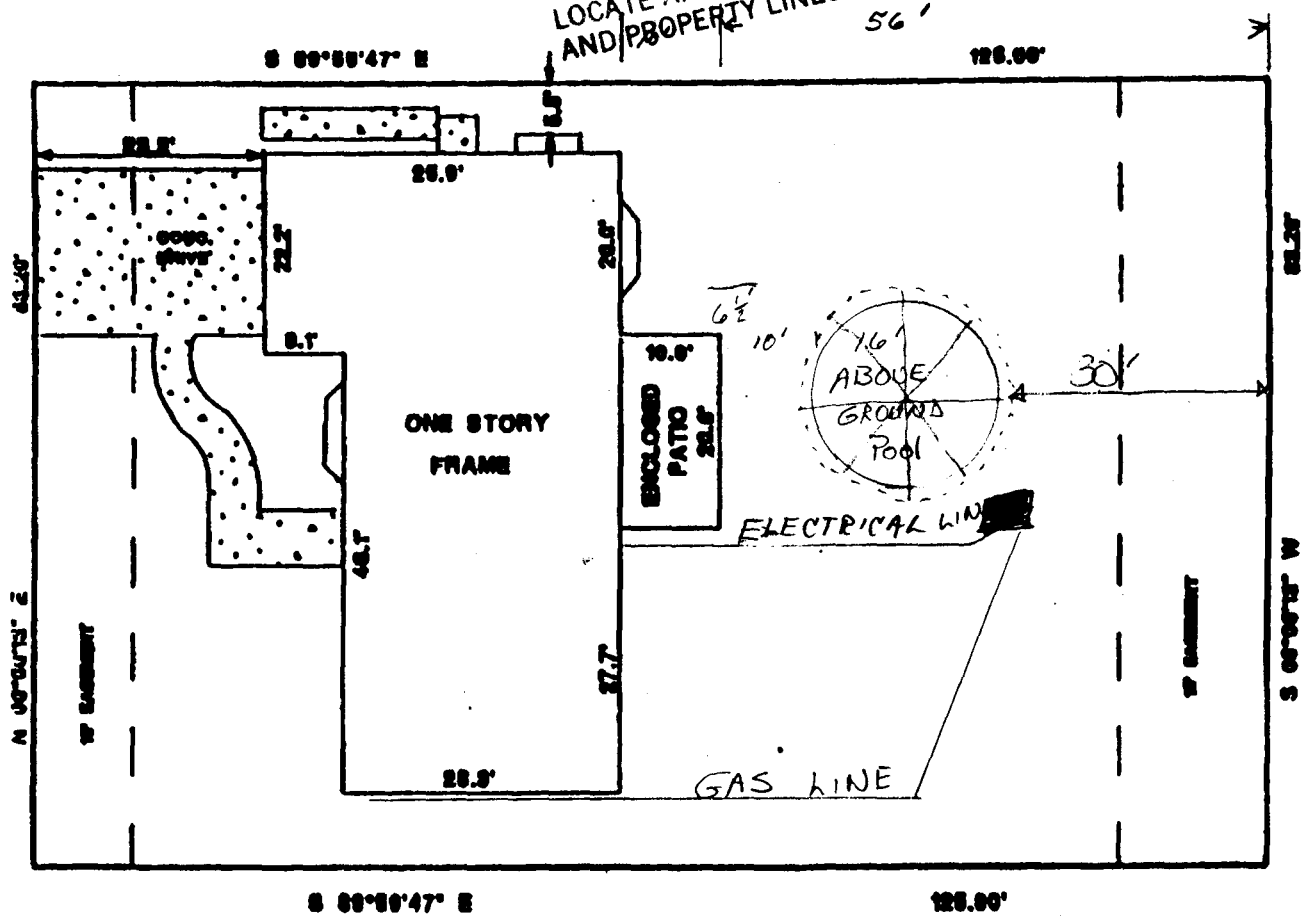
LOT FIFTEEN (15) IN BLOCK TWELVE (12) OF PHEASANT RUN,
SPRING VALLEY, PLING NO. 8, ACCORDING TO THE OFFICIAL PLAT
THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 184, OFFICIAL
RECORDS OF MESA COUNTY, COLORADO.

ACCEPTED *XV 8-19-98*
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.



SCALE: 1" = 20'

BEECHWOOD STREET



*2'7 To c.w 6
45'9" STREET*

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT
OF BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
THIS DATE, 1/10/99 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

[Signature]