

6 in + white

PLAN # _____

18638

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 1531 Lowell Ln.

SQ FT OF BLDG: 1075

SUBDIVISION: _____

SQ FT OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-013-00-047

1

PROPERTY OWNER: Dwight Guthrie

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1531 Lowell Ln.

Housing

PHONE: 243-8161

DESCRIPTION OF WORK AND INTENDED USE:

Make Carport into 2 car garage

Add Deck

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOOD PLAIN: YES NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 50'

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: 30'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: N/A

LANDSCAPING/SCREENING: N/A

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

Dwight Guthrie
SIGNATURE

DATE APPROVED: 8-30-83

APPROVED BY: [Signature]

IMPROVEMENT LOCATION CERTIFICATE

1531 Lowell Lane

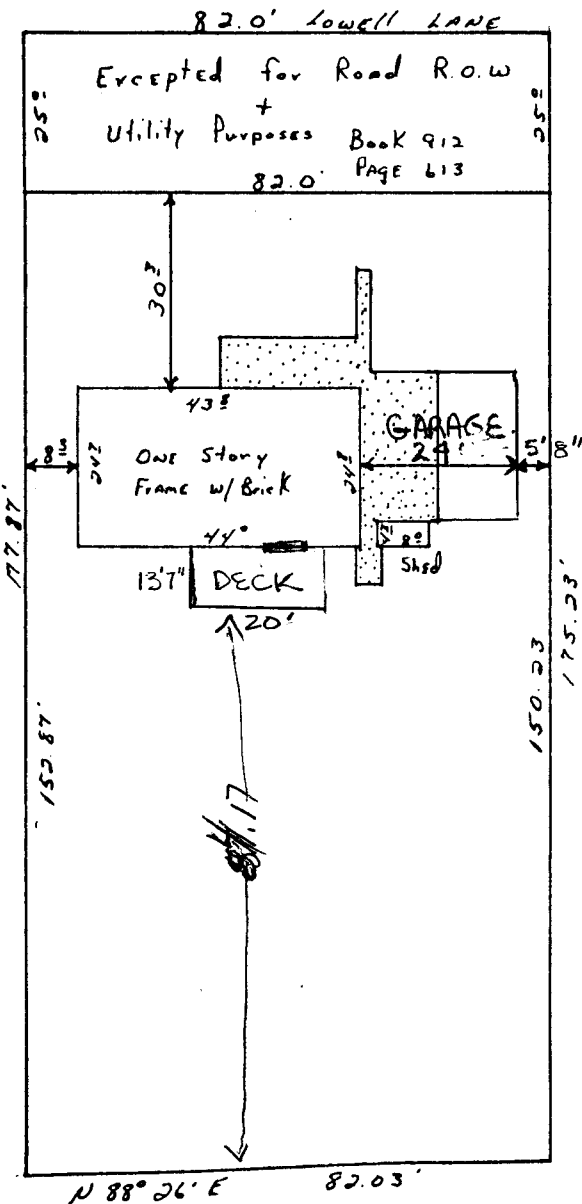
The East 82 feet of the West 150.0 feet of the following tract:

Beginning at a point 194 feet East of the Northwest corner of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 1 South, Range 1 West of the Ute Meridian, thence East to a point 396 feet West of the Northeast corner of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1, thence South to a point 256 feet North of the South line of said S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1, thence South 72°36' West 156.3 feet, thence North 84°25' West 213.8 feet, thence South 62°04' West 160.1 feet, thence South 88°26' West 220.3 feet, thence South 77°32' West to a point South of the Point of Beginning,

EXCEPT tract as described in in document recorded in Book 912 on Page 613 of the records of the Mesa County Clerk and Recorder, Mesa County, Colorado.

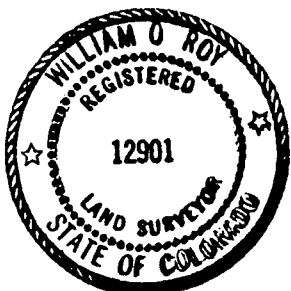
It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

SCALE: 1" = 30'
● PINS FOUND



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Norwest Mortgage Inc., 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7/28/83 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.

William O. Roy
WILLIAM O. ROY L.S. 12901



CENTURY SURVEYING

P.O. BOX 356 GRAND JUNCTION, COLORADO
(303) 241-2667

Surveyed by: Lappin & Curtis	Date Surveyed: 7/28/83
Drawn by: Ron	Date Drawn: 7/28/83
Revision:	Scale: 1" = 30'