

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: 331 Sherman Dr.
SUBDIVISION: Artesian Heights
FILING # _____ BLK # _____ LOT # _____

SQ FT OF BLDG: 264²
SQ FT OF LOT: 6068²
NUMBER OF FAMILY UNITS: 1
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

TAX SCHEDULE NUMBER: 2945-252-16-012

PROPERTY OWNER: Ken Lininger
ADDRESS: 331 Sherman Dr.
PHONE: 245-7601

1
USE OF ALL EXISTING BUILDINGS: Family Residential

DESCRIPTION OF WORK AND INTENDED USE:
Addition of Garage to Existing House

FOR OFFICE USE ONLY

ZONE: RSF 8
SETBACKS: F 20 S 5/5 R 25
RIGHT OF WAY: 50
MAXIMUM HEIGHT: 32
PARKING SPACES REQUIRED: 2
LANDSCAPING/SCREENING: per plan

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 13
SPECIAL CONDITIONS: _____

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.

Ken Lininger
SIGNATURE

DATE APPROVED: 11/8/83
APPROVED BY: Baker

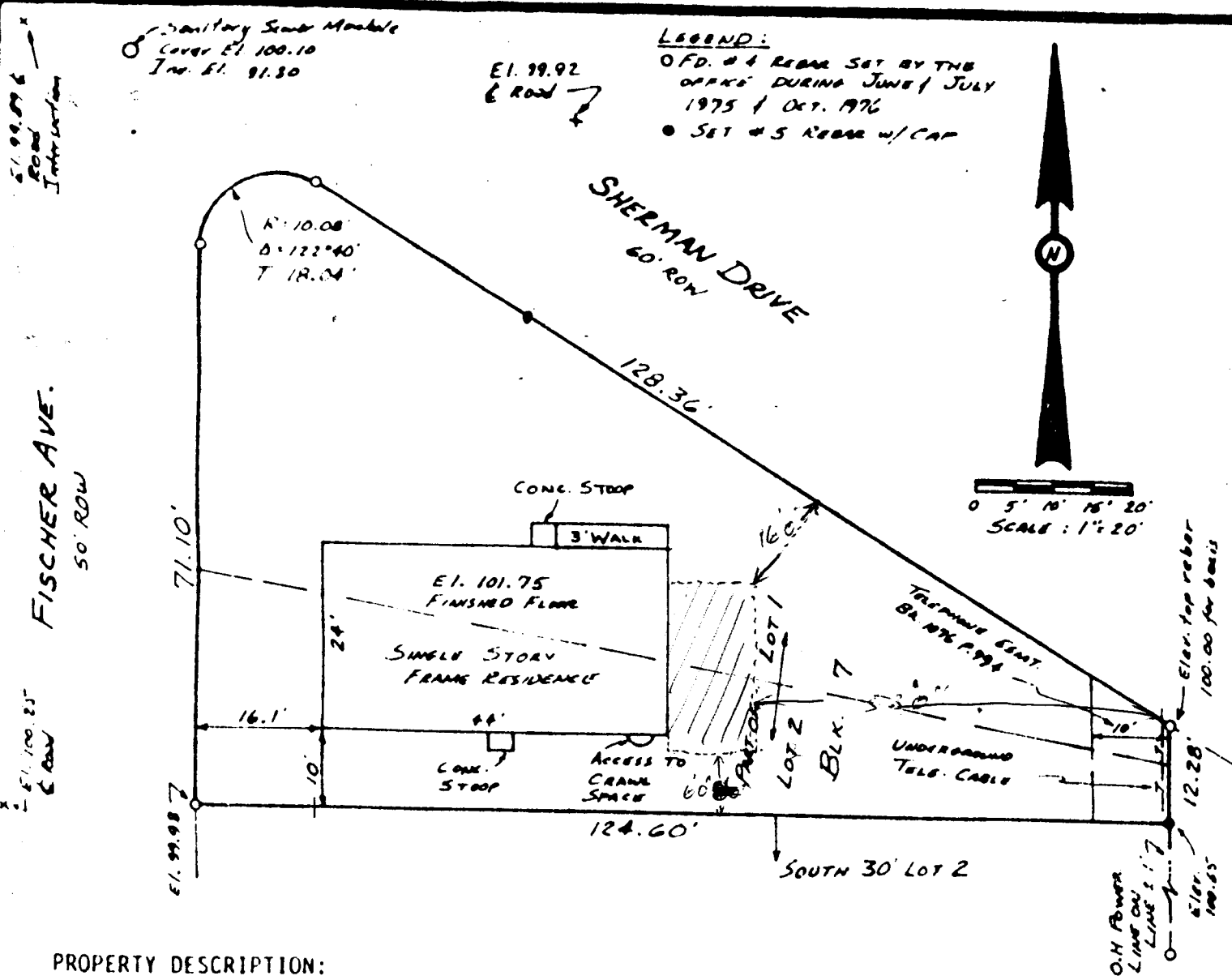
Sanitary Sewer Manhole
 Cover El. 100.10
 Inv. El. 91.80

LEGEND:
 O.F.D. # 4 REBAR SET BY THE
 OFFICE DURING JUNE / JULY
 1975 / OCT. 1976
 • SET # 5 REBAR w/ CAP

El. 99.92
 & ROAD



0 5' 10' 15' 20'
 SCALE: 1" = 20'



PROPERTY DESCRIPTION:
 Lot 1 & Lot 2 EXCEPT the South 30.0 ft. thereof of Block 7
 in ARTESIA HEIGHTS, Mesa County, Colorado.

SURVEYORS CERTIFICATE:
 I hereby certify that a field survey was conducted, under my supervision on
 October 28, 1976, of the property described hereon, and that all building improvements,
 easements, rights-of-way in evidence or known to me are correctly shown on the plat
 hereon. I further certify that there are no encroachments by and/or on this property;
 unless so noted.

Luther T. Musgrove
 Luther T. Musgrove, L.S. 10386



**IMPROVEMENT SURVEY OF
 331 SHERMAN DRIVE
 GRAND JUNCTION, COLORADO**

OCTOBER 28, 1976
 FILE: 76-10-01

MUSGROVE SURVEYING

686 31 ROAD
 GRAND JUNCTION COLORADO 81501
 PHON: 303 434 7089