

City County

PLAN # 19939

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: 1931 Barbary Ct
SUBDIVISION: Spring Valley
FILING # 2 BLK # 3 LOT # 6
TAX SCHEDULE NUMBER:
2945-014-10-006
PROPERTY OWNER: Frank Morrison
ADDRESS: 1931 Barbary Ct
PHONE: 245-5289

SQ FT OF BLDG: 200 ft²
SQ FT OF LOT: 10579.5 ft²
NUMBER OF FAMILY UNITS: (1) One
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
two (2)
USE OF ALL EXISTING BUILDINGS:
residential

DESCRIPTION OF WORK AND INTENDED USE:
construct an enclosed patio

FOR OFFICE USE ONLY

ZONE: RSF-5
SETBACKS: F 45' ES 5' R 25'
RIGHT OF WAY: 50'
MAXIMUM HEIGHT: 32'
PARKING SPACES REQUIRED: 2
LANDSCAPING/SCREENING: n/a

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 10
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.

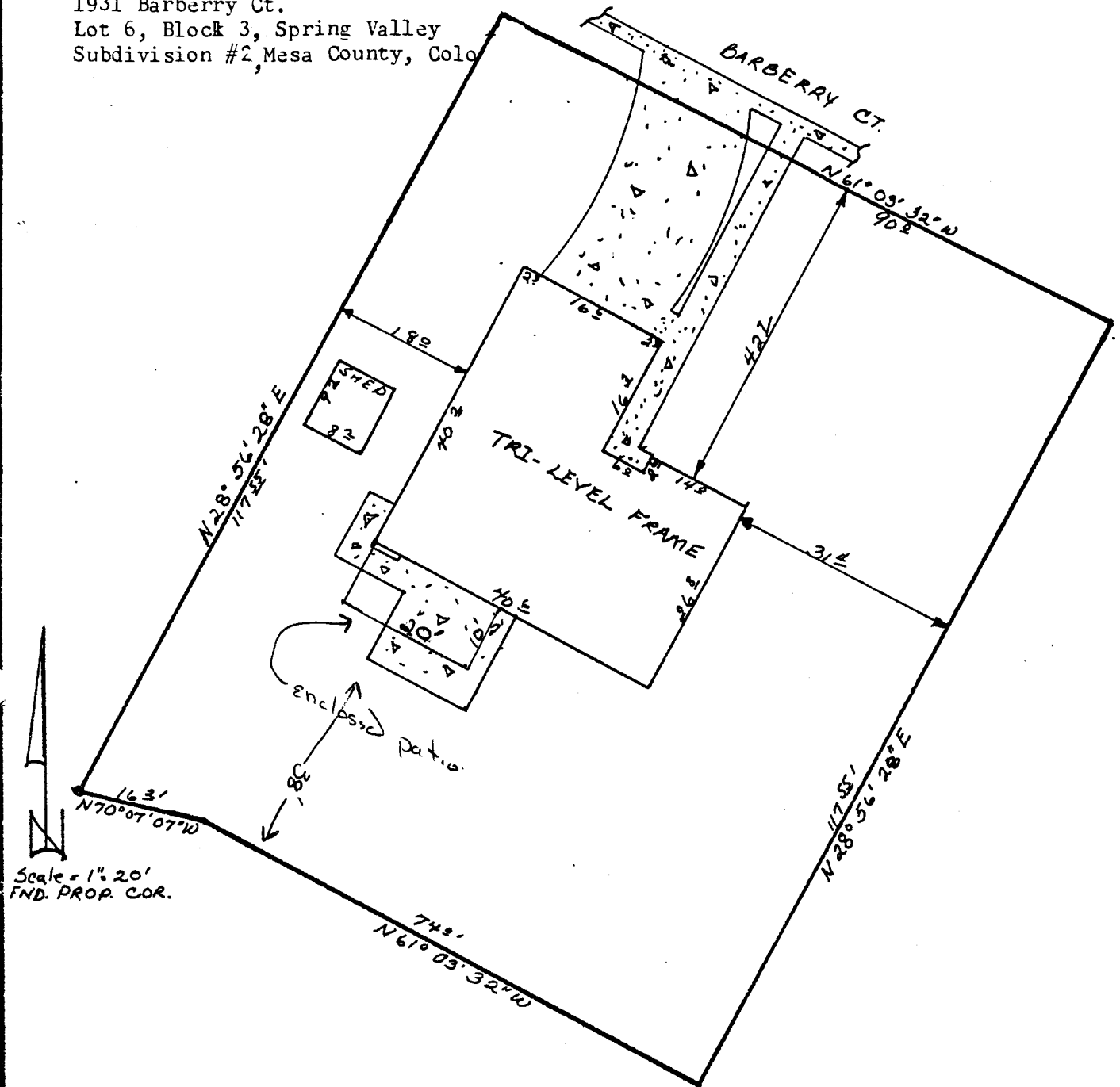
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 1-4-84
APPROVED BY: [Signature]

X Frank L. Morrison
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

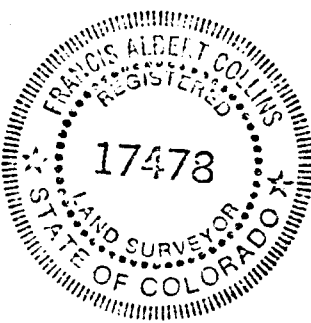
1931 Barberry Ct.
 Lot 6, Block 3, Spring Valley
 Subdivision #2, Mesa County, Colo



Scale = 1" = 20'
 FND. PROP. COR.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa Federal, 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, 4/2/81 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.

Francis Albert Collins
 FRANCIS ALBERT COLLINS L.S. 17478



SURVEYIT

by Collins & Roy

BOX 181, CLIFTON, COLO.		434-5985
Surveyed by: <u>K.J.</u>	Date surveyed: <u>4/2/81</u>	
Drawn by: <u>44</u>	Date Drawn: <u>4/6/81</u>	
Revision:	Scale: <u>1" = 20'</u>	