

City County

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: 1215 BONITA AVE

SQ FT OF BLDG: 864

SUBDIVISION: EAGLETON

SQ FT OF LOT: 7500

FILING # None BLK # 17 LOT # 1

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 2945-013-01-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

PROPERTY OWNER: ROBERT J & ANN R. SHEETS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1215 BONITA AVE

1- RESIDENCE

PHONE: 245-8427

2- STORAGE 9'x10'x5' TALL

DESCRIPTION OF WORK AND INTENDED USE:
TWO CAR WOOD FRAME GARAGE
FOR PRIVATE USE

5'x6'x5' TALL

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: _____

CENSUS TRACT NUMBER: 10

MAXIMUM HEIGHT: _____

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: _____

LANDSCAPING/SCREENING: _____

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.

Robert J. Sheets
SIGNATURE

DATE APPROVED: 5/14/84

APPROVED BY: [Signature]

BONITO AVENUE (50')

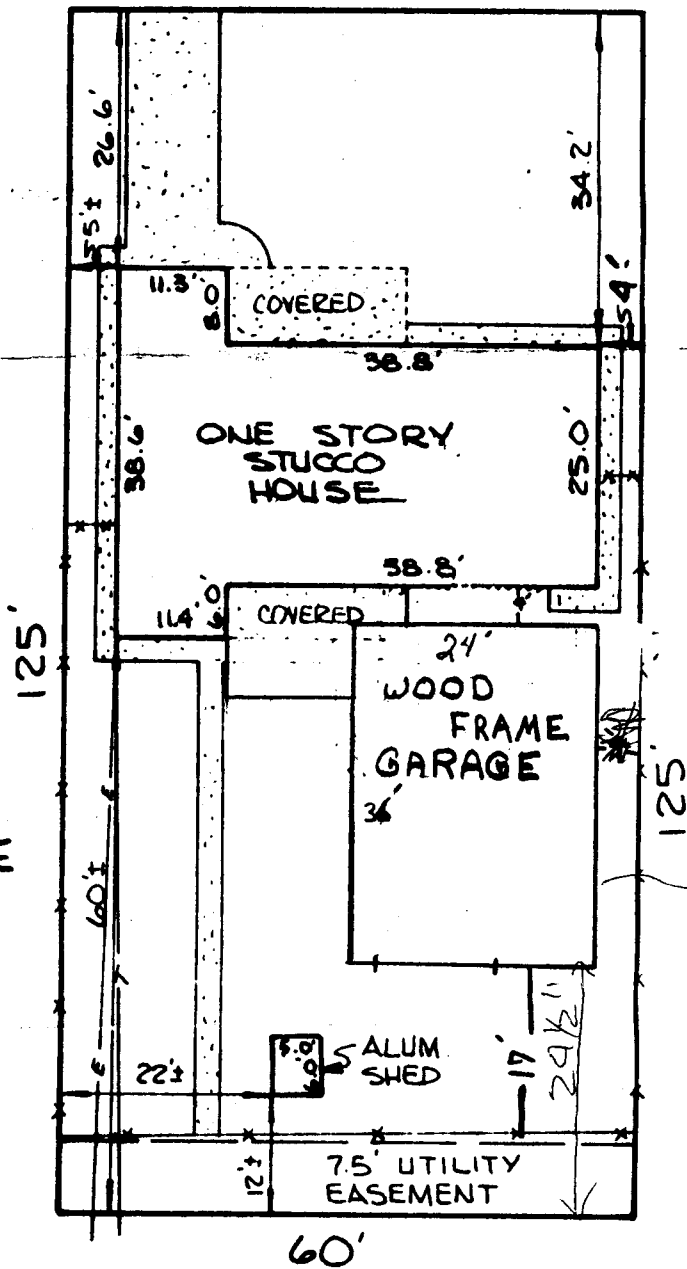
60'



N SCALE 1"=20

4' WOOD FENCE
PLANNED

STRUCTURE

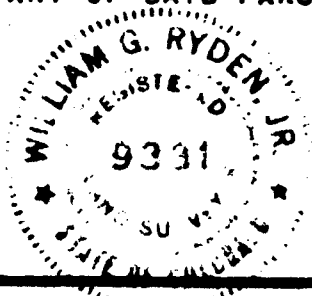


IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 1215 Bonito Avenue, Lot 17, Block 1, Eagleton Subdivision, County of Mesa, State of Colorado.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Capitol Mortgage Company, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, 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, 29 October 1979, 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 G. Ryden

REGISTERED LAND SURVEYOR LS 9331

COLORADO WEST SURVEYING COMPANY
835 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501