

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: 1546 ELM AVE

SQ FT OF BLDG: 1100-

SUBDIVISION: PAULSON SUB.

SQ FT OF LOT: 6300

FILING # 1 BLK # 1 LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-123-10-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: JOY DURAN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: SAME

HOME

PHONE: ?

DESCRIPTION OF WORK AND INTENDED USE: VINE TRELLICE (no roof)

***** FOR OFFICE USE ONLY *****

ZONE: RMF-32

FLOOD PLAIN: YES NO

SETBACKS: F 50' E S 10' R 20'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: 36'

SPECIAL CONDITIONS: 1 TRELLICE

PARKING SPACES REQUIRED: N/A

ONLY CAN EXTEND INTO SETBACK

LANDSCAPING/SCREENING: N/A

AS SHOWN ON PLAN, NO PERMINENT

STRUCTURES IE. WALLS, FOUNDATION etc.

20' MIN. FRONT SETBACK MAY EXTEND INTO SETBACK.

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.

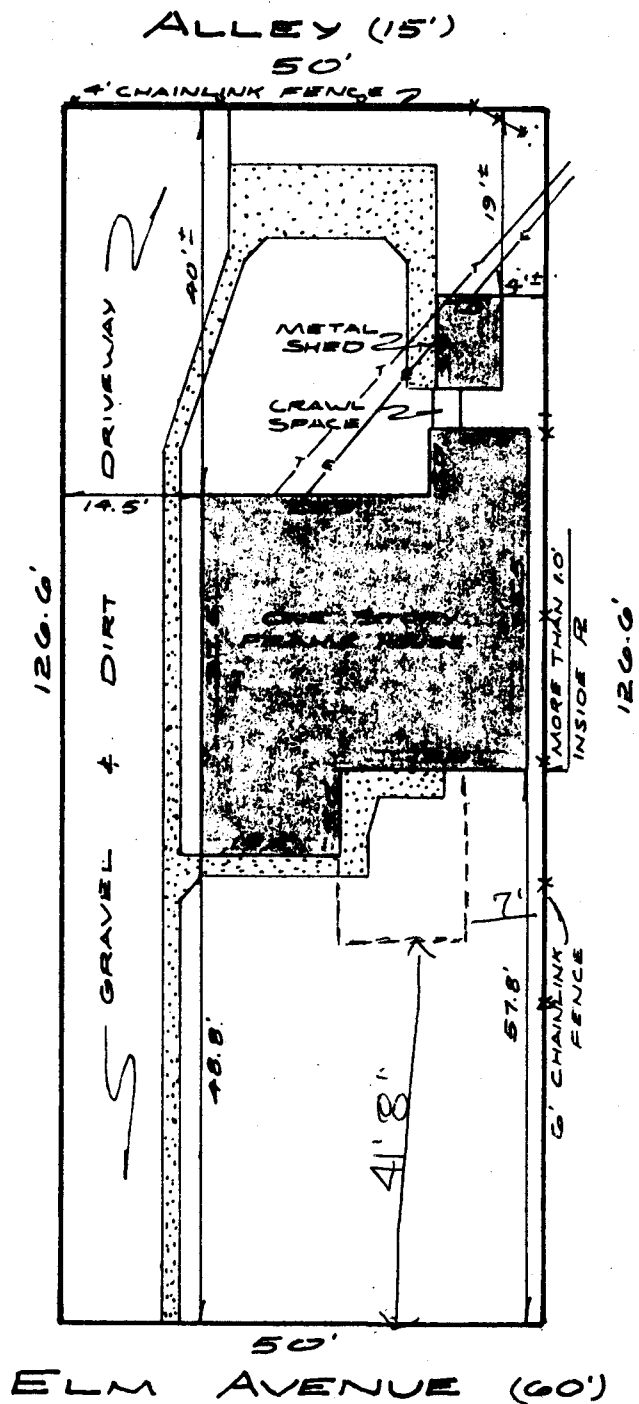
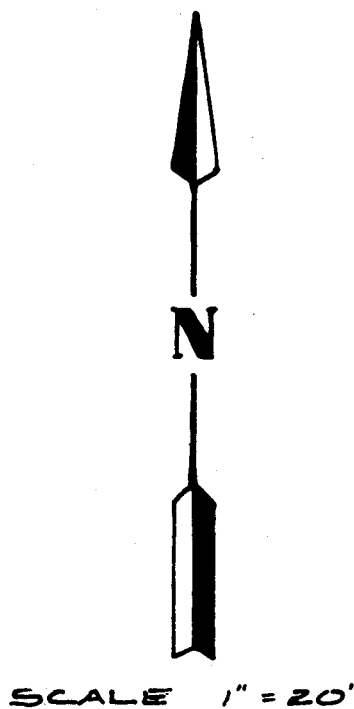
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]

SIGNATURE

DATE APPROVED: 7-23-84

APPROVED BY: [Signature] B.G.



IMPROVEMENT LOCATION CERTIFICATE

Legal Description: 1546 Elm Avenue, Lot 7, Paulson Subdivision,
City of Grand Junction, County of Mesa, State of Colorado.

I hereby certify that this improvement location certificate was prepared for First Capitol Mortgage Company, 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, 11 December 1979, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no apparent 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