

City County

PLAN # 20554

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: 253 E Parkview

SQ FT OF BLDG: 384

SUBDIVISION: Parkview Sub-

SQ FT OF LOT: 14,000

FILING # _____ BLK # 6 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-252-19-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
Two

PROPERTY OWNER: D.M. Grinde-

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 253 E Parkview

PHONE: 242-1355

DESCRIPTION OF WORK AND INTENDED USE:
monolithic concrete floor, wood frame garage-

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOOD PLAIN: YES NO

SETBACKS: F 45' ES 5' R 15'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 13

MAXIMUM HEIGHT: 32'

SPECIAL CONDITIONS: CURB CUT

PARKING SPACES REQUIRED: n/a

PERMIT REQUIRED.

LANDSCAPING/SCREENING: n/a

* Accessory setbacks:

side: 3' rear: 3'

* min 20' FRONT SETBACK P.L.

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.

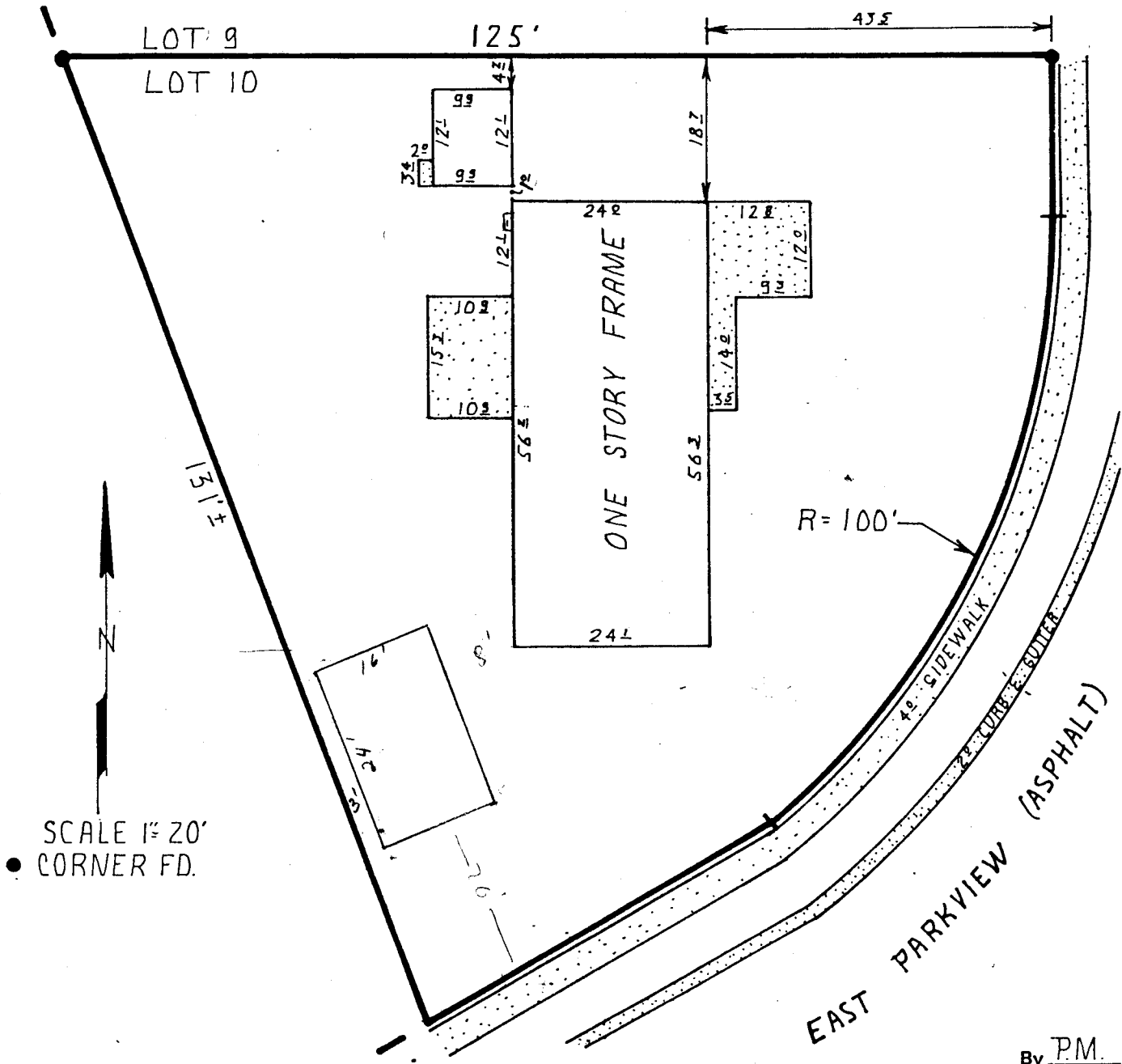
David M. Grinde-
SIGNATURE

DATE APPROVED: 4-4-84

APPROVED BY: D. Shultz
B.G.

IMPROVEMENT LOCATION CERTIFICATE
253 EAST PARK VIEW

PROPERTY DESCRIPTION
 LOT 10, BLOCK 6, PARKVIEW SUBDIVISION,
 MESA COUNTY, COLORADO.



By P.M.

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Terry Nichols
 Terry Nichols CO. LS. No. 12093

Date: June 2, 1978



127 N. 8th St., Box 1281, Grand Junction, Co. 81501

Date of field work: 5-25-78	
Date drawn: 6-1-78	
Revisions	
Date	By



2945 252