

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: 1317 TEXAS  
SUBDIVISION: PROSPECT PARK  
FILING # 1 BLK # 2 LOT # 10  
TAX SCHEDULE NUMBER:  
2945-123-13-010  
PROPERTY OWNER: EARL + MEREDITH VOMBURY  
ADDRESS: 1317 TEXAS  
PHONE: 243-8779

SQ FT OF BLDG: 1152.82 <sup>EXISTING</sup> 266 600ft  
SQ FT OF LOT: 7892.18  
NUMBER OF FAMILY UNITS: 1  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1  
USE OF ALL EXISTING BUILDINGS: Residence

DESCRIPTION OF WORK AND INTENDED USE:  
Addition of Family Room  
Bed Room - Bath - Remodel Kitchen

\*\*\*\*\*  
FOR OFFICE USE ONLY  
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ZONE: RMF 32  
SETBACKS: F 20 S 10/10 R 20  
RIGHT OF WAY: \_\_\_\_\_  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQUIRED: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_

FLOOD PLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT NUMBER: 6  
SPECIAL CONDITIONS: T2-31

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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: 10/3/84  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

1317 - TEXAS AVENUE (60')

61.0'

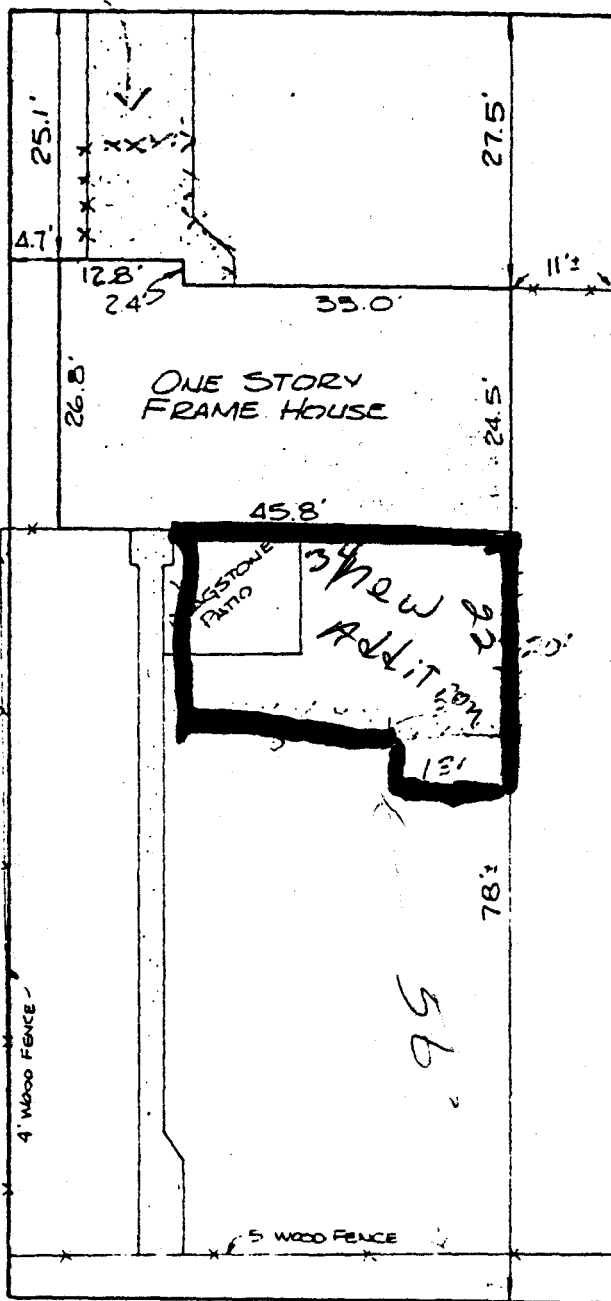


N

SCALE 1" = 20'

● FOUND PIN

Expand kitchen



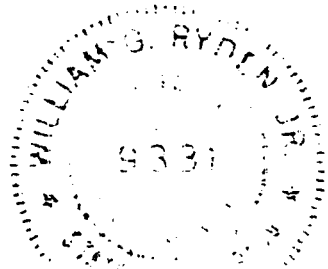
X = New or expanded areas

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 1317 Texas Avenue, Lot 10 Block 2, Prospect Park Subdivision, City of Grand Junction, County of Mesa, State of Colorado.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Modern Savings & Loan, 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, 4 April 1973, 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