

DATE SUBMITTED: 22 May 86

PERMIT # 24571

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 320 Cedar Court

SQ. FT. OF BLDG: 3200

SUBDIVISION: Bookcliff Heights

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-02-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Ronald C Taylor

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 320 Cedar Court

PHONE: 243-8911

DESCRIPTION OF WORK AND INTENDED USE:
add on basement + rooms for storage

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 45 S 7' R 30'

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: _____

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN
WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION
CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE
BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

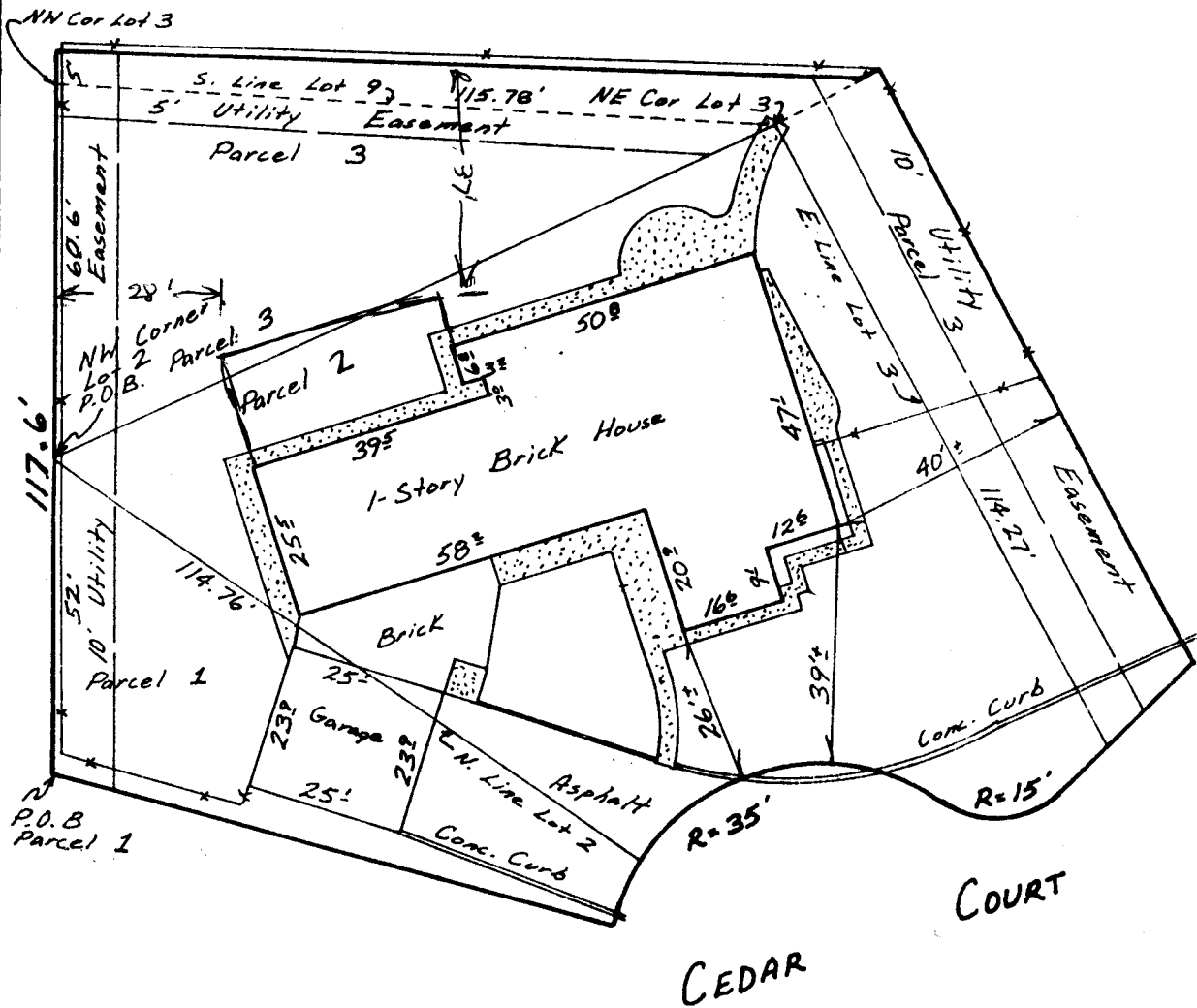
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE
AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE
OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 5/22/86

APPROVED BY: [Signature]

Ronald C Taylor
SIGNATURE



SCALE : 1" = 30'
 + + + Fence

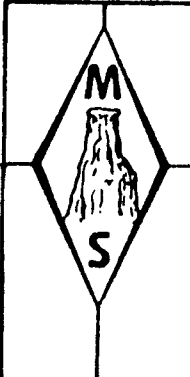
IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 320 Cedar Court, see attached EXHIBIT "A"

I hereby certify that this improvement location certificate was prepared for Bank Western, 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 fences, buildings, or other future improvements.

I further certify that the improvements on the above described parcel on this date, 28 April 1986, 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted

John Robert Lehti
 John Robert Lehti
 Registered Professional Land Surveyor
 PLS 18467



Monument Surveying Co. 1005 North 12th Street, Suite 208 Grand Junction, Colorado 81501		