

DATE SUBMITTED: 5/8/87

PERMIT # 27640

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2674 CAPRAWAY

SQ. FT. OF BLDG: _____

SUBDIVISION: NORTHERN HILLS

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2445-624-01-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: MITCHELL S. GODSMAN

USE OF ALL EXISTING BUILDINGS:
RESIDENCE

ADDRESS: 2674 CAPRAWAY

PHONE: 243-5402

DESCRIPTION OF WORK AND INTENDED USE:
ENCLOSE FRONT PORCH

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: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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.

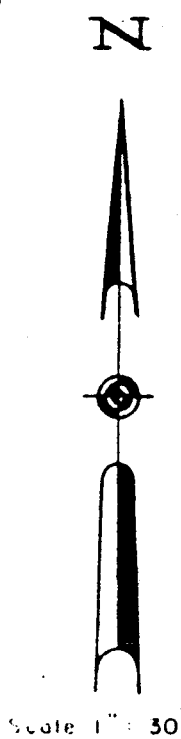
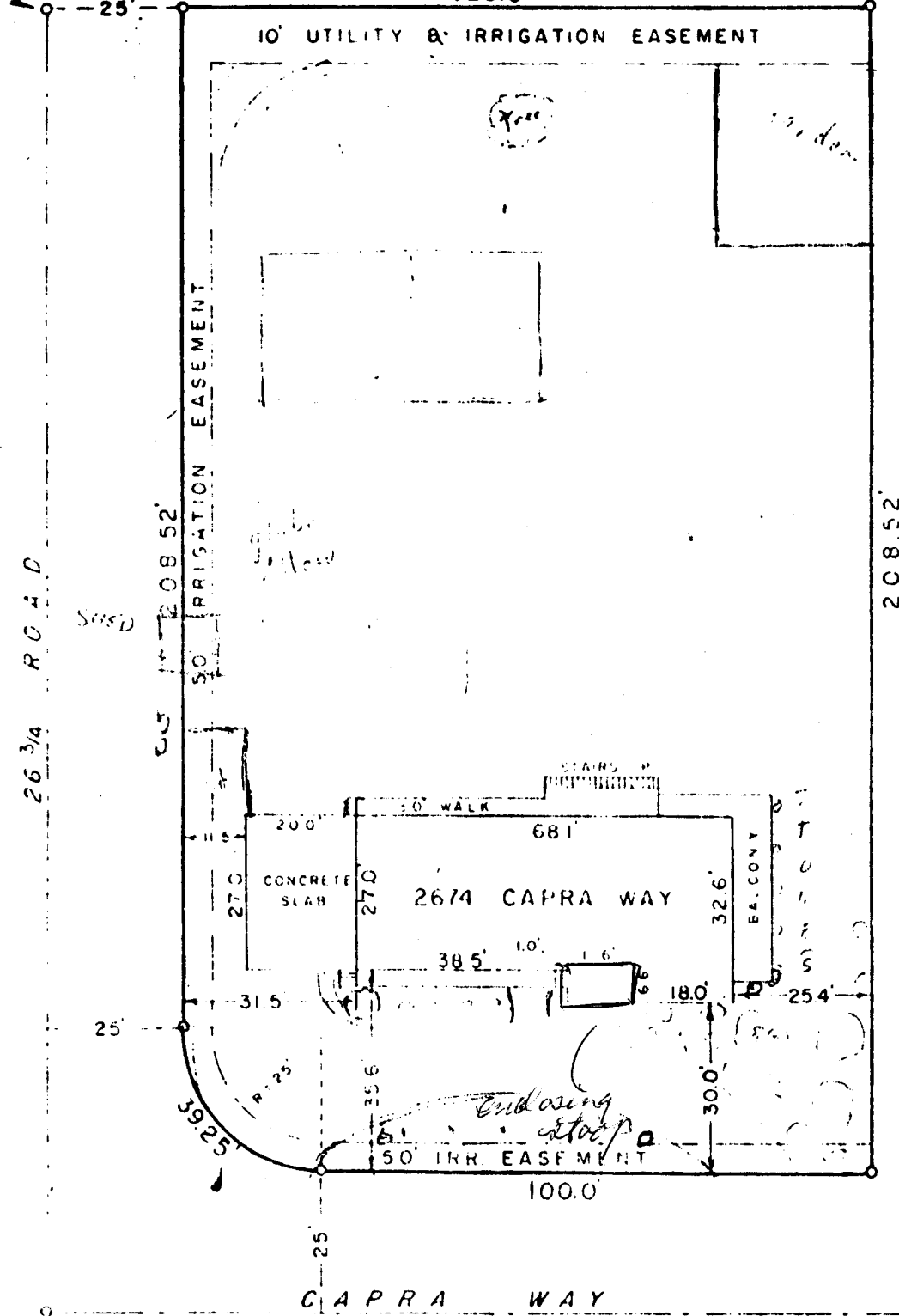
DATE APPROVED: 5/13/87

APPROVED BY: [Signature]

[Signature]
SIGNATURE

NW Cor. SE 1/4 SE 1/4 Sec. 2
T1S R1W Ute M.

125.0'



This is to certify that on this 30th day of Nov, 1965, I supervised a survey of Lot 1 - First Addition, Northern Hills Subdivision, City of _____ County of Mesa, State of Colorado, and found the house and other improvements to be located entirely within the boundary lines of the above described property as shown on this plat. The location and dimensions of all buildings, improvements, easements, and rights of way in evidence or known to me, and encroachments by or on the premises are accurately shown

Richard P. Vanderville
Registered Engineer & Land Surveyor *a.B.*

WESTERN ENGINEERS	
IMPROVEMENT PLAT	
2674 CAPRA WAY	
LOT 1- FIRST ADDITION	
NORTHERN HILLS SUBDIVISION	
MESA COUNTY, COLORADO	
SURVEYED	<i>S.E.R.</i>
DRAWN	<i>F.B.F.</i>
GRAND JCT. COLO.	12/3/65