

DATE SUBMITTED: Feb. 26, 1988

PERMIT # 29449

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1454 N. 22nd

SQ. FT. OF BLDG: _____

SUBDIVISION: Arcadia Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-19-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Mike J. Lewis

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1454 N. 22nd

PHONE: 245-2051

DESCRIPTION OF WORK AND INTENDED USE:
Carport

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

FOR OFFICE USE ONLY

ZONE: R-5F-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 45 S 5 (3 for carport) R 3

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: _____

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 AN 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: 2/26/88

APPROVED BY: gf

Mike J. Lewis
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

1454 North 22nd Street, Grand Junction, CO

Lot 1 and the North 3 feet of Lot 2, Block 1, Arcadia Village According to The Refiling Plat Thereof, Mesa County, Colorado.



SCALE: 1" = 20'

● PINS FOUND

It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

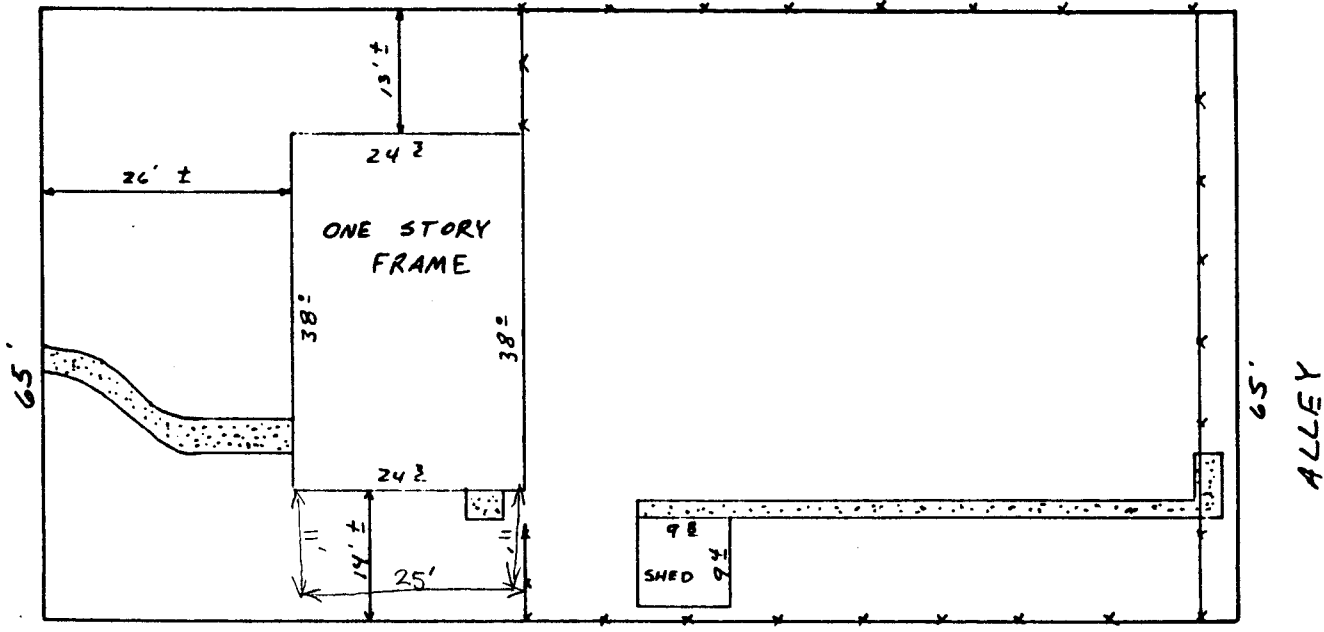
885866

FUMA Lewis

ELM AVENUE

125'

TWENTY SECOND STREET



125'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa Federal Savings, 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, 2-3-88 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 O. Roy
WILLIAM O. ROY L.S. 12901

4323

CENTURY SURVEYING

P.O. BOX 356 GRAND JUNCTION, COLORADO
(303) 241-2667

Surveyed by:	S.L.	Date Surveyed:	2-3-88
Drawn by:	W.O.R.	Date Drawn:	2-8-88
Revision:		Scale:	1"=20'

