

DATE SUBMITTED: SEPT 22 1988

PERMIT # 31336

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 703 26 1/2 ROAD

SQ. FT. OF BLDG: 12 X 21'8"

SUBDIVISION: SUNSET TERRACE

SQ. FT. OF LOT: _____

FILING # _____ BLK # 8 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2701-353-19-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: ALBERT W. MANNEI

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 703 26 1/2 ROAD

HOME UTILITY SHED

PHONE: 245 7820

DESCRIPTION OF WORK AND INTENDED USE:
CAR PORT AND CEMENT DRIVEWAY

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: RSF-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' ^{from property line} S 3 1/2' ^{open sided carport} R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 17

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: carport must remain open between 3 1/2' & 7' of property line. Posts must be at greater than 13.5' from property line.

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.)
overhang may extend to 3' from property line.

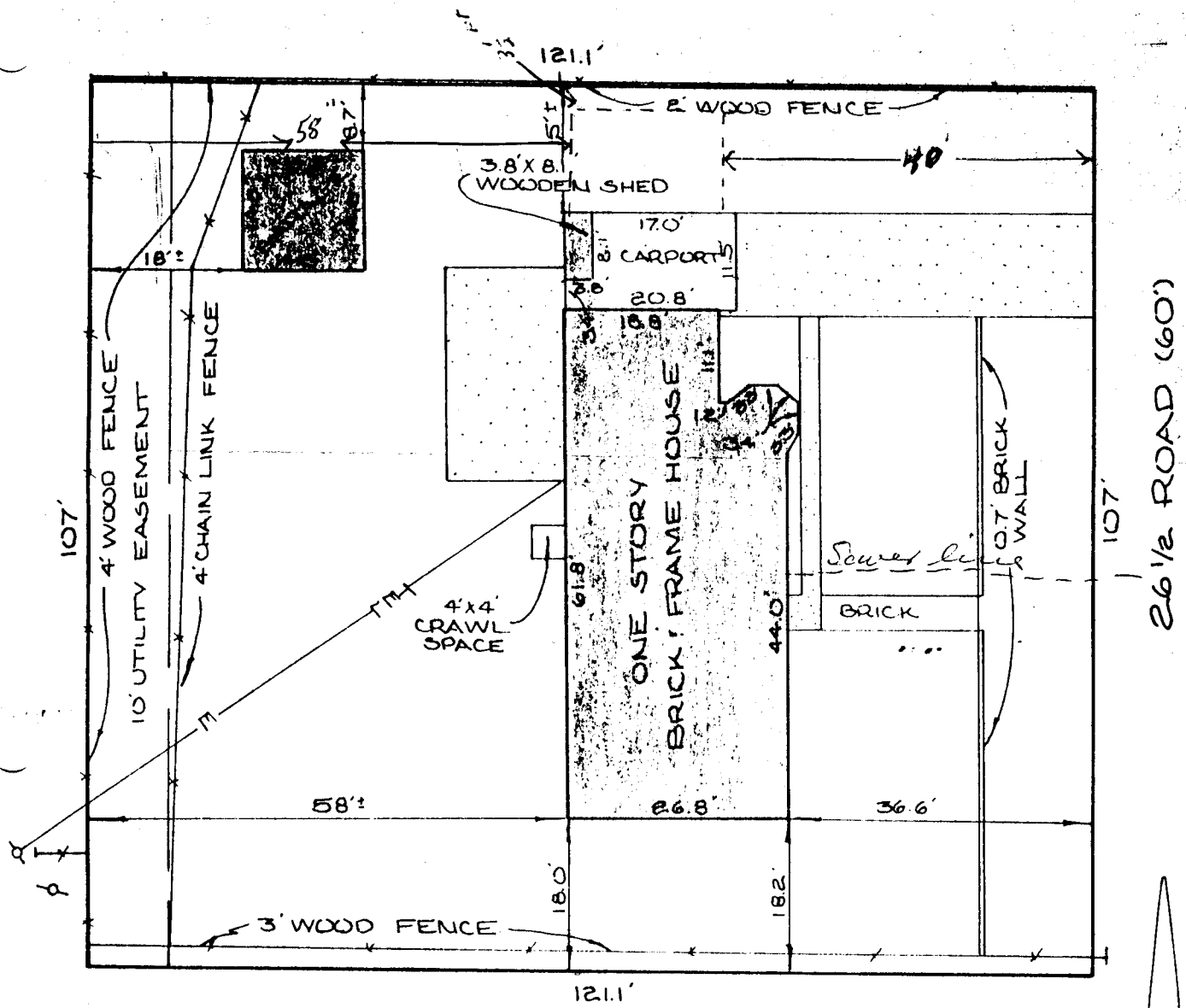
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/22/88

APPROVED BY: Kathy Portner

Albert W. Mannei
SIGNATURE



SCALE 1" = 20'

UTILITY POLE

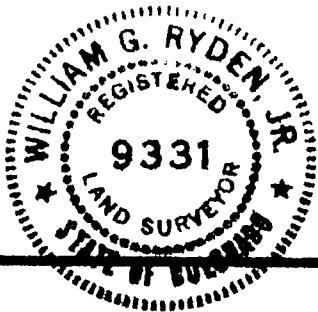


IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 703 26 1/2 ROAD, Lot 8, Block 8, SUNSET TERRACE REPLAT, COUNTY OF MESA, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GALE & COMPANY REALTORS, 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, 11 JULY 1978, 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