

DATE SUBMITTED: 6/30/88

PERMIT # 30646

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: (130 Santa Fe Dr) 125 Marney Heights Dr.

SQ. FT. OF BLDG: n/a

SUBDIVISION: Marney Heights

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-121-02-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Joe Procopio

USE OF ALL EXISTING BUILDINGS: Residential

ADDRESS: same

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: 20'x24' Redwood deck addition

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-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 45 S 5 R 25

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 28

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.

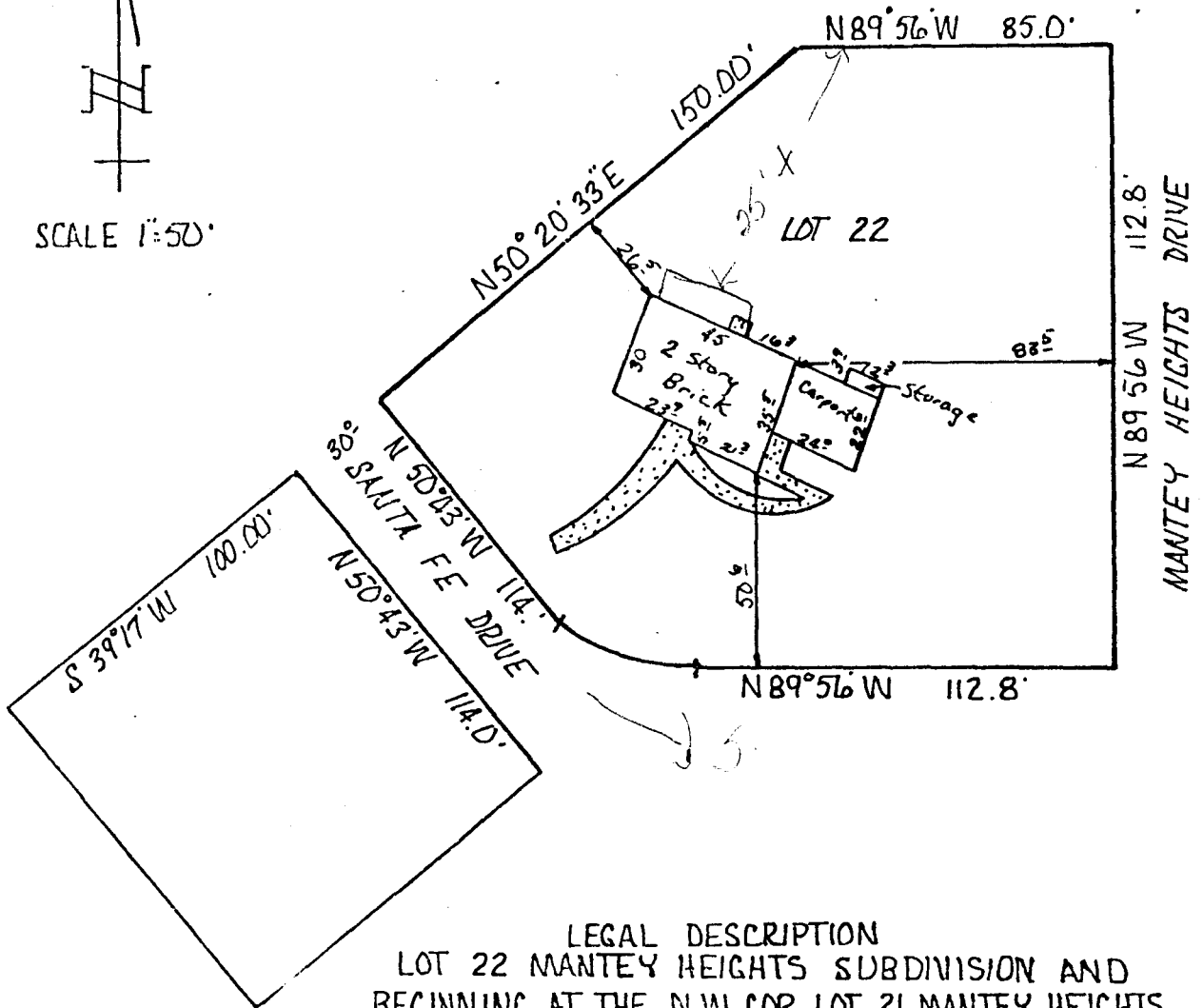
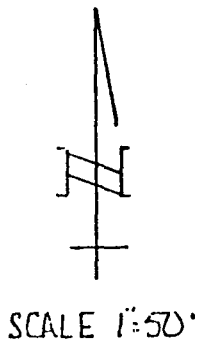
DATE APPROVED: 6/30/88

APPROVED BY: Janet G. ...

Art ...
SIGNATURE

PROPERTY IMPROVEMENT CERTIFICATE

125 MANTEY HEIGHTS DRIVE



LEGAL DESCRIPTION
 LOT 22 MANTEY HEIGHTS SUBDIVISION AND
 BEGINNING AT THE N.W. COR. LOT 21 MANTEY HEIGHTS
 THENCE N 50° 43' W ALONG THE SOUTHERN BOUNDARY OF SANTA
 FE DRIVE 114.0' THENCE S 39° 17' W 100.0' THENCE S 50° 43' E
 114.0' THENCE N 39° 17' E 100.0' TO THE POINT OF BEGINNING
 ALL BEING A PART OF LOT 19.

SURVEYOR'S CERTIFICATE

i hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

AUG. 9, 1977

