

DATE SUBMITTED: 1/20/89

PERMIT # 32167

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 318 27 3/4 Rd

SQ. FT. OF BLDG: 140'

SUBDIVISION: _____

SQ. FT. OF LOT: 132' x 330'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945 243 00131

2

PROPERTY OWNER: GARONTE

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 318 27 3/4 Rd.

Residential

PHONE: 243 8325

DESCRIPTION OF WORK AND INTENDED USE:

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

REMODEL, HOME WORK SHOP.

FOR OFFICE USE ONLY

NE: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

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: 1/20/89

James T. Garonte
SIGNATURE

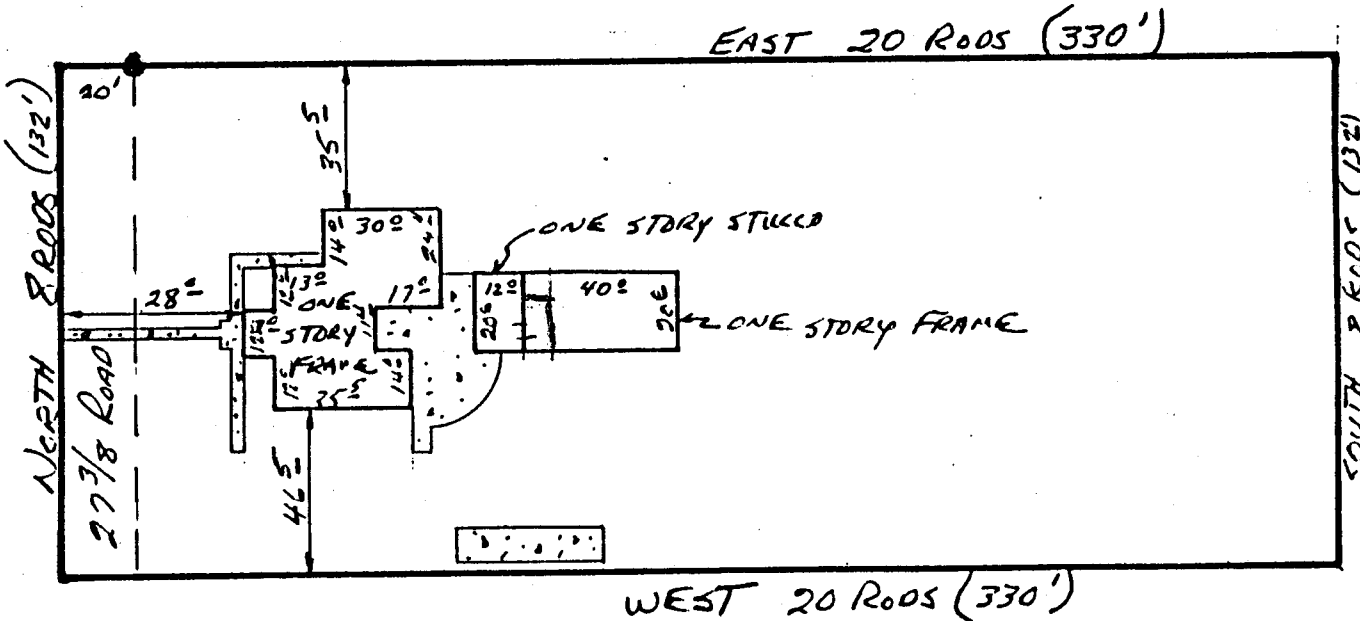
APPROVED BY: [Signature]

IMPROVEMENT LOCATION CERTIFICATE

318 27-3/8 Road

BEGINNING AT A POINT 8 RODS NORTH OF THE SOUTHWEST CORNER OF THE NE1/4SE1/4SW1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN,
 THENCE NORTH 8 RODS,
 THENCE EAST 20 RODS,
 THENCE SOUTH 8 RODS,
 THENCE WEST 20 RODS TO THE POINT OF BEGINNING;
 EXCEPT THE WEST 20 FEET FOR ROAD PURPOSES AS CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED MARCH 14, 1960 IN BOOK 776 AT PAGE 195. Mesa County, Colorado

ACCEPTED *KRM 1/20/89*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE: This property does not fall within any flood plain.
 Garoutte Acct.

SCALE 1"=50'
 © FNO. PROP. CO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity Mortgage, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 12/09/88 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.