

DATE SUBMITTED: 10-12-89

PERMIT # ~~00000~~ 34329

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 277 Holly Lane

SQ. FT. OF BLDG: 704

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-252-00-047

PROPERTY OWNER: Louis Hartbauer

1

ADDRESS: 277 Holly Lane

USE OF ALL EXISTING BUILDINGS: _____

PHONE: _____

Residence

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.

Addition To S.F. Res.

FOR OFFICE USE ONLY

ZONE: Rsf-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' R S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

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 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: 10-12-89

APPROVED BY: [Signature]

[Signature]
SIGNATURE

BELL SURVEYING COMPANY

DATE: August 1, 1983

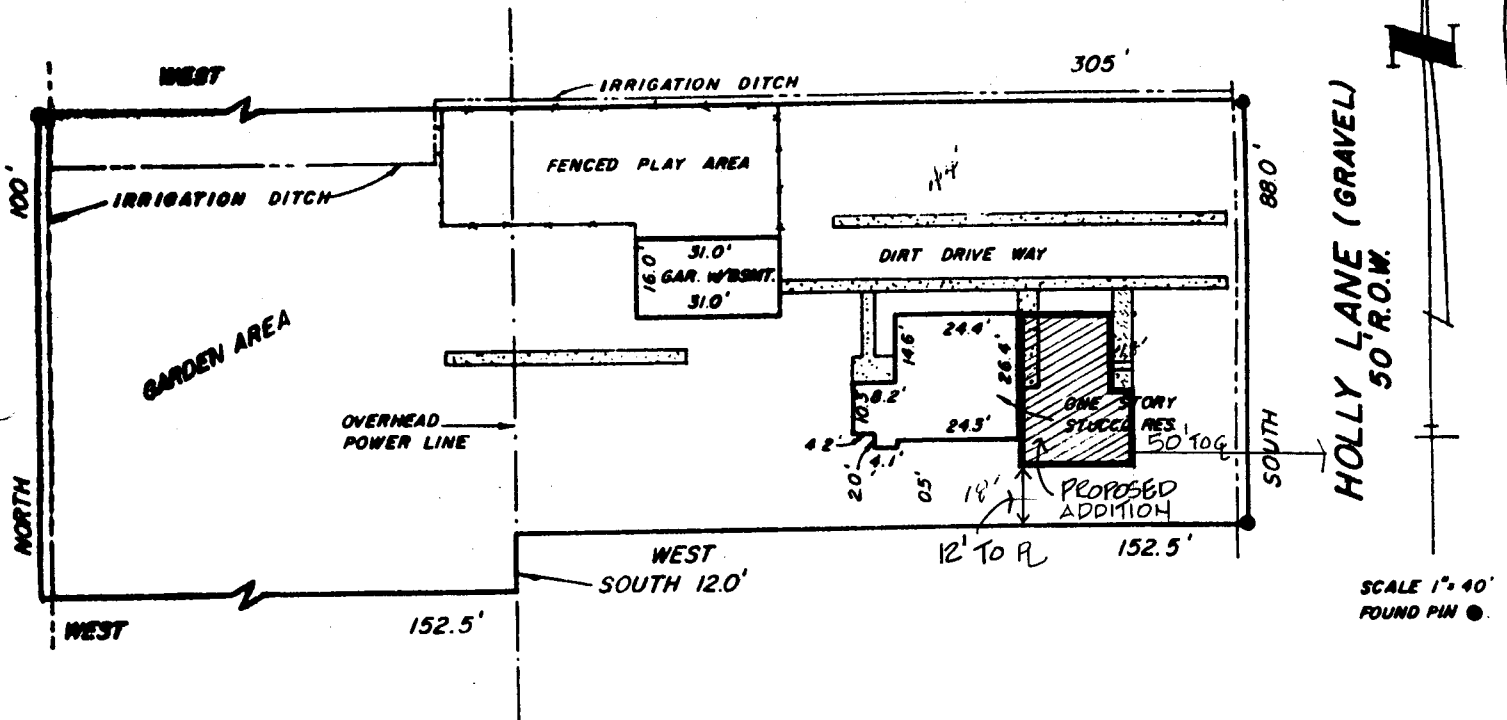
LAND SURVEYORS

NUMBER: 17644AG

ORDERED BY: Midland Federal Savings
& Loan Association
1231 N. 23rd Street
Grand Junction, CO 81501



DESCRIPTION:	SEC	TWP	RG.	CO.	STATE
277 Holly Lane,					



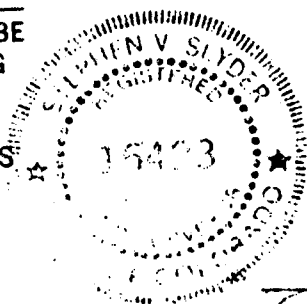
Beginning at a point 25 feet West and 112 feet North of the Southeast corner of the $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence West 152.5 feet, thence South 12 feet, thence West 152.5 feet, thence North 100 feet, thence East 305 feet, thence South to Point of Beginning, Mesa County, Colorado.

I hereby certify that this improvement location certificate was prepared for Midland Federal Savings & Loan Association, 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 August 1, 1983, 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ACCEPTED 10-12-85 LW
 CHAIRMAN OF THE ZONING AND PLANNING
 DEPARTMENT. THE PLANNING DEPARTMENT'S
 RESPONSE IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



SURVEYOR