

DATE SUBMITTED: 8/2/89

PERMIT # 33634

FEE \$1500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 818 LAHAI DR.

SQ. FT. OF BLDG: 3000

SUBDIVISION: PARADISE HILLS SUB.

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 6 BLK # 2 LOT # 17

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2001-269-23-019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
ONE

PROPERTY OWNER: TERRY HEAR

USE OF ALL EXISTING BUILDINGS:  
RESIDENTIAL

ADDRESS: SAME

PHONE: 293-5962

DESCRIPTION OF WORK AND INTENDED USE:  
ADD 10'x16' WORKROOM/STORAGE OF GAR.  
ATTACHED

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

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**FOR OFFICE USE ONLY**  
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NE: RSF-4

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F 20 S 7 R 30

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 16

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 8/2/89

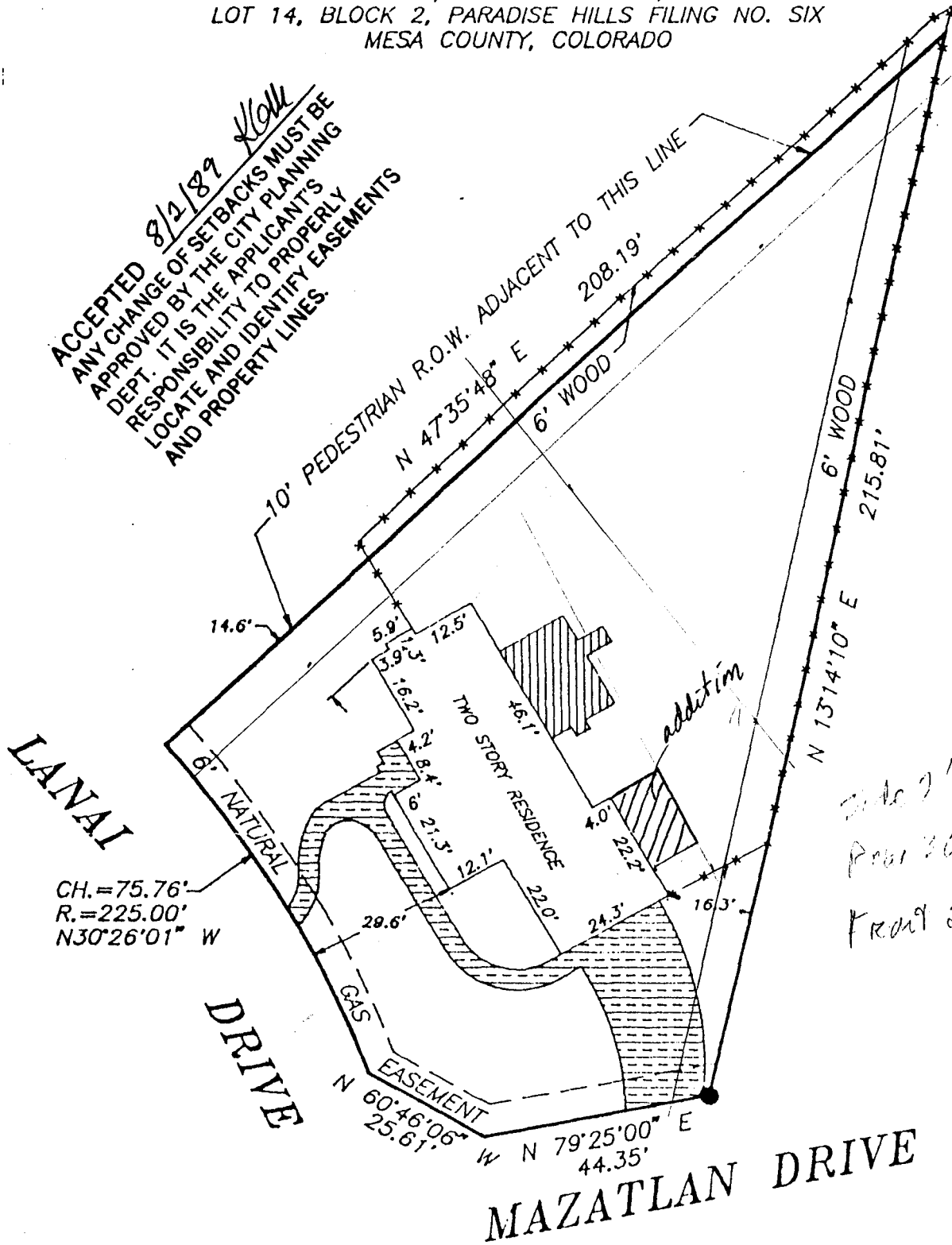
APPROVED BY: Kurt Metzger

[Signature]  
SIGNATURE

# IMPROVEMENT LOCATION CERTIFICATE

818 LANAI DRIVE, GRAND JUNCTION, COLORADO  
 LOT 14, BLOCK 2, PARADISE HILLS FILING NO. SIX  
 MESA COUNTY, COLORADO

ACCEPTED 8/2/89 *KGM*  
 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.



Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title Co., COMMITMENT NUMBER 89-3-125E.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR USAA Federal Savings Bank, 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, 4-06-89 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901



#5325



SCALE: 1"=30'

● - PINS FOUND  
 ○ - PINS SET

CENTURY SURVEYING

P.O. BOX 356, GRAND JCT., COLORADO 81502

TELEPHONE 303-241-2667

FIELD WORK	G.N. & C.A.K.	DATE FIELD WORK	4-06-89
DRAWN BY:	C.A.K.	DATE DRAWN:	4-06-89