

DATE SUBMITTED: 10/6/89

PERMIT # 34198

FEE ~~106.84~~ 50

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 135 PARK DRIVE

SQ. FT. OF BLDG: 16x20

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-112-13-013

2

PROPERTY OWNER: KEITH MANAHAN

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 135 PARK DRIVE

Residence

PHONE: 245-0425

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

DESCRIPTION OF WORK AND INTENDED USE: _____

addition of attached carport

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 20'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 25

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: 10-6-89

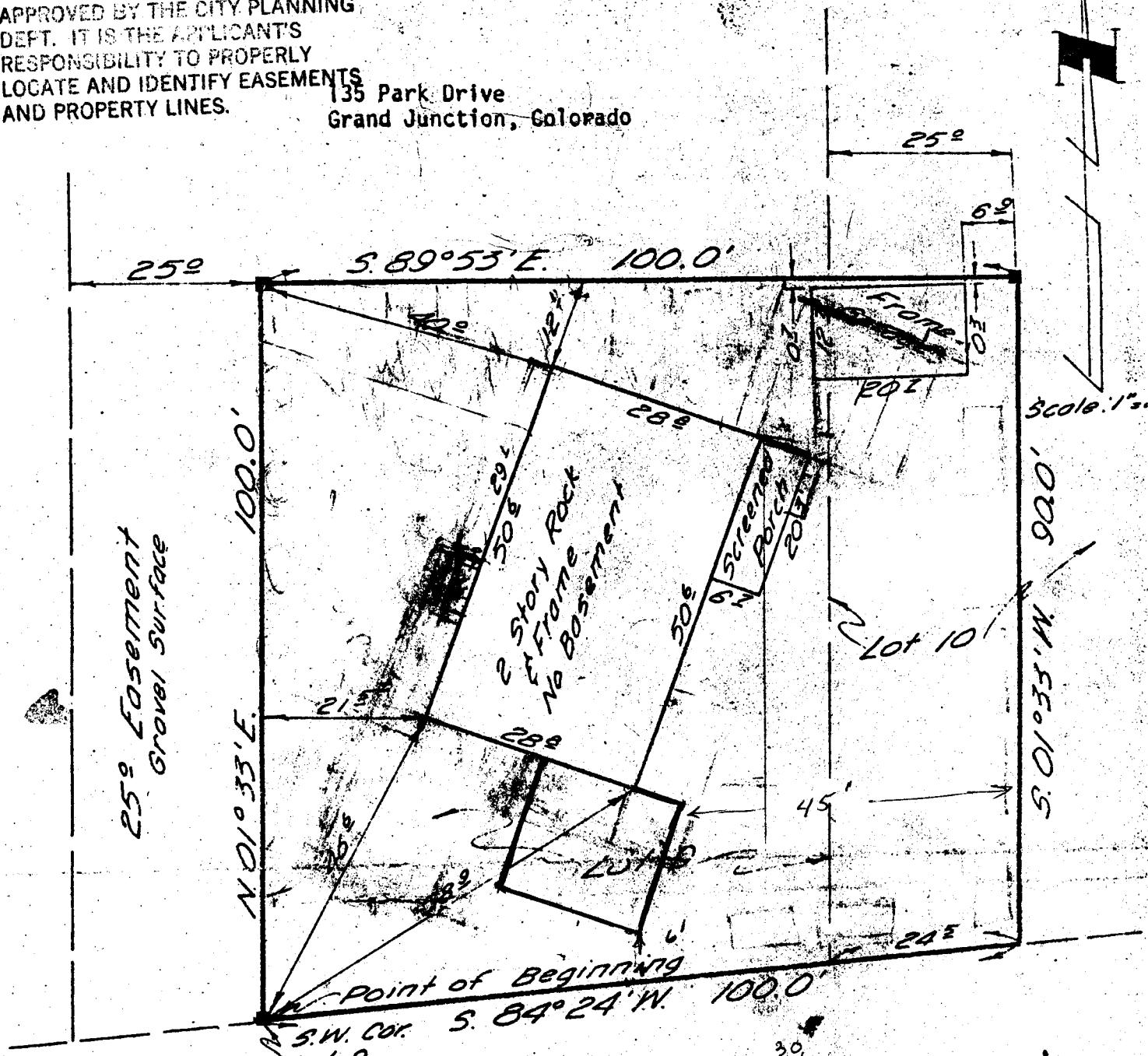
APPROVED BY: Amie Wietzen

Chris Balke
SIGNATURE

ACCEPTED *10-6-89* **PROPERTY IMPROVEMENT SURVEY**

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.

135 Park Drive
Grand Junction, Colorado



LEGAL DESCRIPTION

Beginning at the Southwest Corner (SWCor.) of Lot 9, Park Lane Subdivision; Thence North $01^{\circ}33'$ East, 100 feet; Thence South $89^{\circ}53'$ East, 100 feet; Thence South $01^{\circ}33'$ West, 90 feet to the South line of Lot 10 of said subdivision; Thence South $84^{\circ}24'$ West, 100 feet to Beginning, Mesa County, Colorado.

RSFS
Height 32'
side yard 135'

2 site plans as it will be

- - PINS SET
- - PINS FOUND

15 fee

IMPROVEMENT SURVEY DATE

February 3, 1971

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A FIELD SURVEY WAS CONDUCTED, UNDER MY SUPERVISION ON THIS DATE, OF THE ABOVE DESCRIBED PROPERTY, AND THAT ALL BUILDING IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE CORRECTLY SHOWN ON THE ABOVE PLAT. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS BY AND/OR ON THIS PROPERTY, UNLESS SO NOTED. THIS PLAT SHOULD NOT BE USED FOR THE LOCATION OF FUTURE PERMANENT IMPROVEMENTS.

James T. Patty, Jr.

James T. Patty, Jr., Registered Land Surveyor,
Colorado Reg. No. 9960



NELSON, HALEY, PATTERSON, & QUIRK, INC.
GREELEY, GRAND JUNCTION, DENVER, COLORADO

PROJECT NO.
71-2-GJT-C05