

DATE SUBMITTED: May 11, 1990

PERMIT # 35831
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 674 Eastcliff

SQ. FT. OF BLDG: 89 sq. ft. ^{addition}

SUBDIVISION: O'NAN

SQ. FT. OF LOT: _____

FILING # _____ BLK # 4 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-012-04-003

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Conard G. Pyle

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 674 Eastcliff

Single Family

PHONE: 242-2422

DESCRIPTION OF WORK AND INTENDED USE:

Interior Remodel of two bedrooms
and extending wall out of 1 bedroom

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

***** Addition of 89 sq. ft. *****

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 7' R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

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: 5-11-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE

5' IRRIGATION EASEMENT

vacated BK 9 page 681 5-15-59
ACCEPTED *5-11-90*

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.

EAST CLIFF DRIVE (ASPHALT)

NORTH 128.1'

CUL-DE-SAC (not constructed)

ONE STORY FRAME

STORAGE

CRAWL

20' UTILITY & IRRIGATION EASEMENT

SOUTH 128.1'

LOT 9

N89°49'00" E 150.0'

LOT 8



ACCEPTED *4-13-90*
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.

LEGAL DESCRIPTION
LOT 9 BLOCK 4 ONAN SUB-DIVISION, MESA COUNTY COLO.

SCALE: 1"=30'

City Planning 244-1430

SURVEYOR'S CERTIFICATE

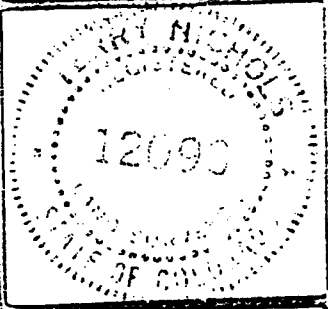
I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Terry Nichols

Terry Nichols Colo. L. S. No. 12093

JULY 20, 1977



NICHOLS SURVEYING SERVICE

P.O. BOX 1281 GRAND JUNCTION, COLO. Phone 243-8975