

DATE SUBMITTED: 9/11/91

PERMIT NO. 39787

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 359 Franklin

SQ. FT. OF BLDG: 9 1/2 x 10'

SUBDIVISION: _____

SQ. FT. OF LOT: 172 x 175

FILING NO. _____ BLK NO. _____ LOT NO. _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945 104D 00 040

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: David R. Hawkins

USE OF EXISTING BUILDINGS: Residence w/ detached garage

ADDRESS: 359 Franklin

DESCRIPTION OF WORK AND INTENDED USE: Room addition to residence

TELEPHONE: 241-3970

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

WOOD STOVE OK - 8-10-8-91

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 36'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

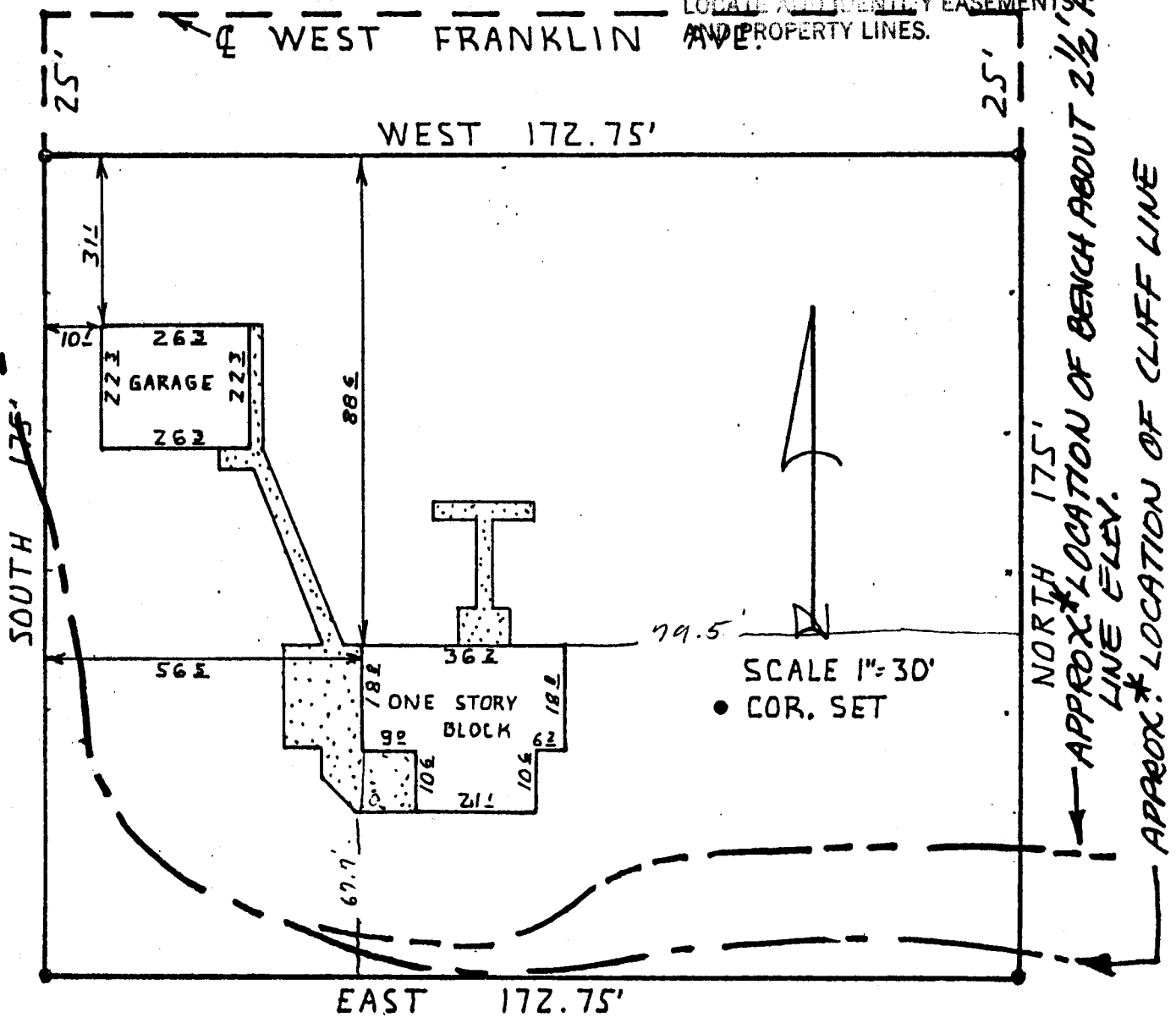
[Signature]
Department Approval
9/11/91
Date Approved

David R. Hawkins
Applicant Signature
9-11-91
Date

IMPROVEMENT LOCATION CERTIFICATE

359 Franklin Avenue

ACCEPTED *KKA 9/11/91*
 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

Beginning 1032.25' West of the NE cor. of the N 1/2, of the S 1/2, of the SE 1/4, of the SE 1/4, of Sec. 10, T.1S., R.1W., of the Ute Meridian, Mesa County, Colorado, Thence; West 172.5', thence; South 175.0', thence; East 172.5', thence North 175.0' to the beginning. EXCEPT North 25.0' for road.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Lou Brown & Assoc., THE IMPROVEMENT LOCATION BEING BASED ON A PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, 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, 8/01/79, 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.

Lou Brown & Assoc.