

6/28/91

PERMIT # 39111
FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLK ADDRESS: 309 W. Highland Dr

SQ. FT. OF BLDG: 22' x 24' (garage)

SUBDIVISION: Highland Acres

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-193-05-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Eric Goertz

USE OF ALL EXISTING BUILDINGS:
Single Family

ADDRESS: 309 W. Highland Dr

PHONE: 245-0628

DESCRIPTION OF WORK AND INTENDED USE:
Attached 2-car garage on existing home

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

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' P.L. S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: B

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 81

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

DP APPROVED: 6/28/91
APPROVED BY: B. Paulson

Eric Goertz
SIGNATURE

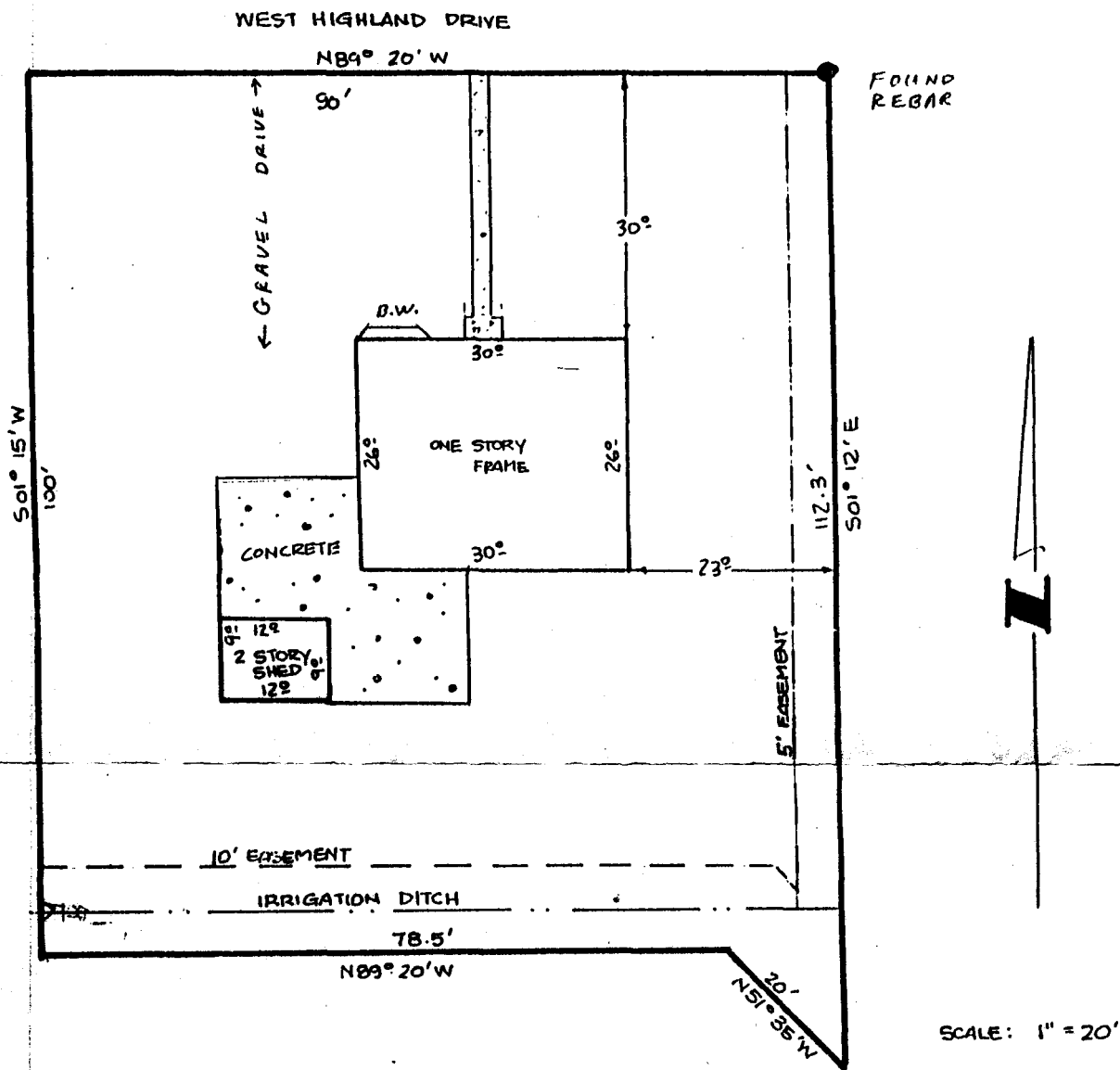
IMPROVEMENT LOCATION CERTIFICATE

309 HIGHLAND DRIVE

LOT 3 IN BLOCK 1 OF HIGHLAND ACRES, MESA COUNTY, COLORADO.

Meridian land Title #10280

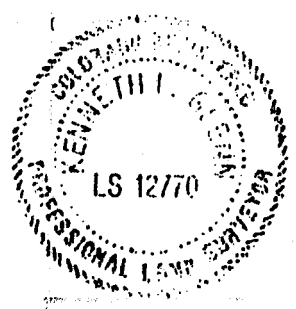
Goertz Acct.



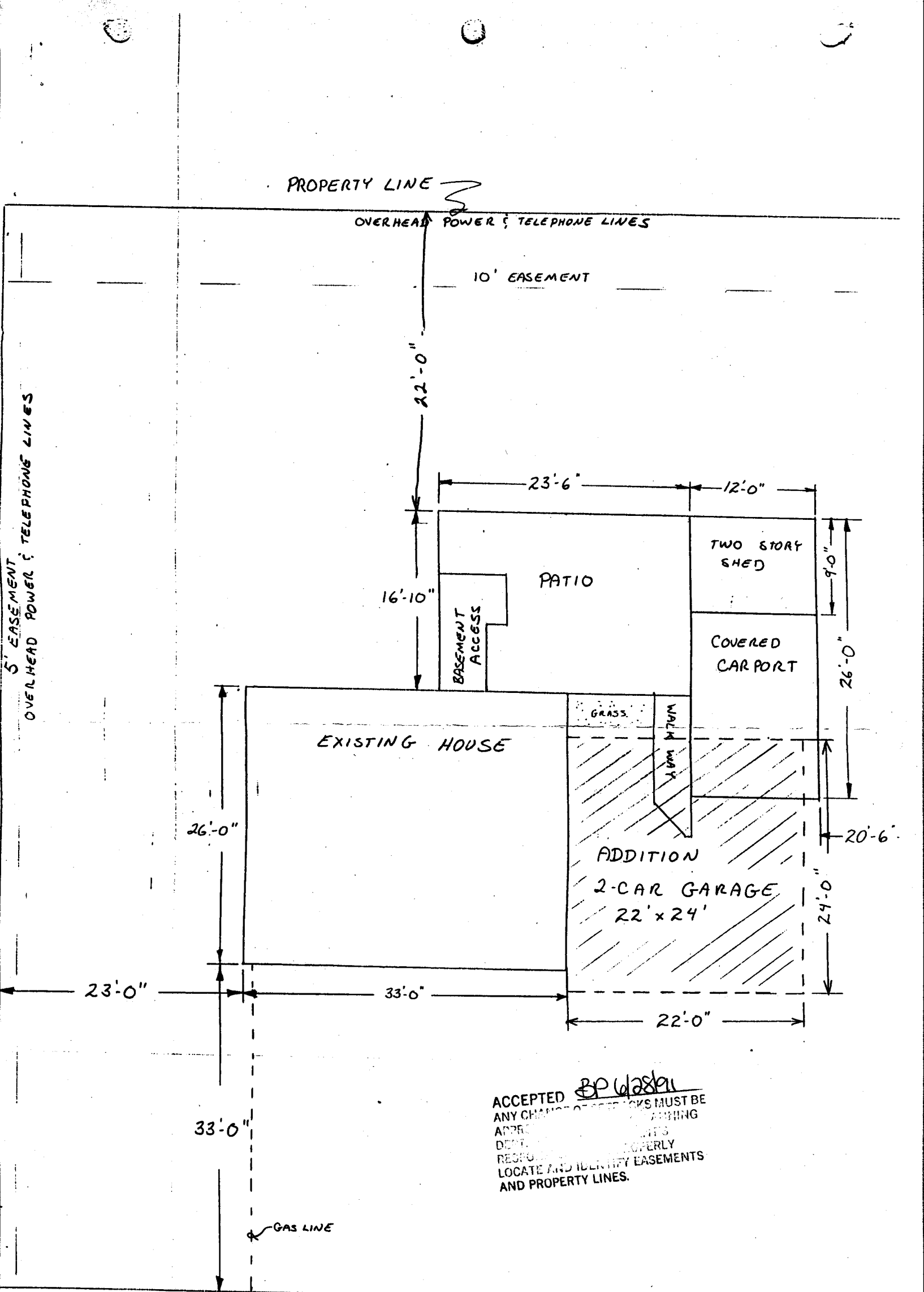
NOTE: This property does not fall within any 100 year floodplain.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity Mortgage, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 11/21/90 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



<h2 style="margin: 0;">SURVEYIT</h2>		MAILING: 2004 NORTH 12th. SUITE 7 GRAND JUNCTION, CO. 81501
PHONE: 303-245-3777	by GLENN	
SURVEYED BY: <i>K.G.</i>	DATE SURVEYED: <i>11-20-90</i>	
DRAWN BY: <i>L.T.</i>	DATE DRAWN: <i>11-21-90</i>	
REVISION:	SCALE: <i>1" = 20'</i>	



ACCEPTED *BP Waska*
 ANY CHANGE OF CONDITIONS MUST BE
 APPROVED BY THE ENGINEERING
 DEPARTMENT OF THE STATE
 RECORDS AND DEEDS DIVISION
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EXISTING LAYOUT