

SUBMITTED: 6/3/91

PERMIT # 38850
FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4071 Maureen St.

SQ. FT. OF BLDG: 440 SF.

SUBDIVISION: Costland

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 344

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-44-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: R.L. MacClashan

USE OF ALL EXISTING BUILDINGS:
single family residence

ADDRESS: 4071 Maureen St.

PHONE: 241-1369

DESCRIPTION OF WORK AND INTENDED USE:
Green house addition

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

RE: PR 4.2

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' ^{from property} S 5' R 90'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 27'

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.

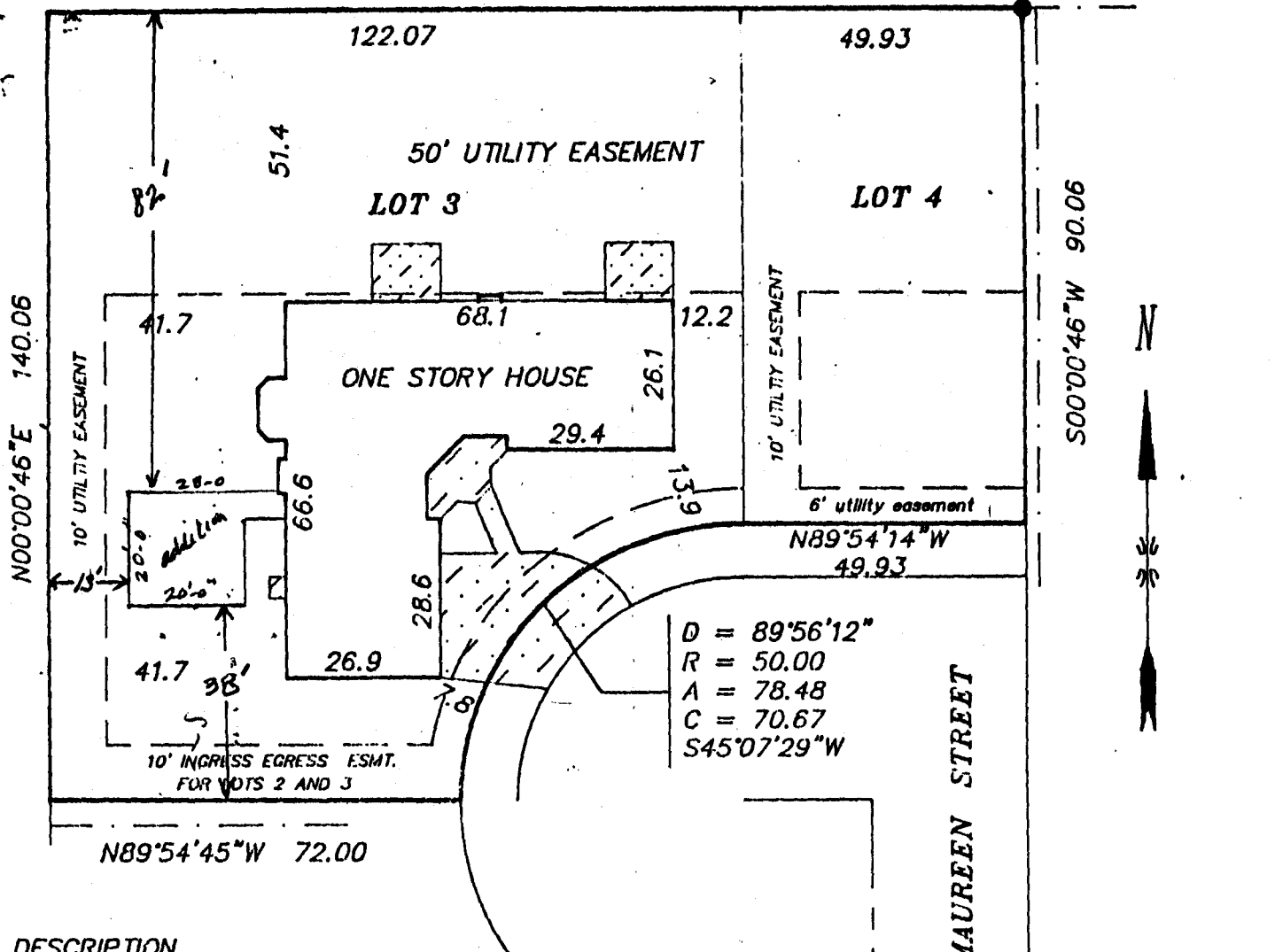
DATE APPROVED: 3 June 1991

Mark Paul Jander
SIGNATURE

APPROVED BY: Kristen J. Willard

Duplicate copy

S89°54'51"E 172.00



N00°00'46"E 140.06

S00°00'46"W 90.06

N89°54'45"W 72.00

N89°54'14"W 49.93

DESCRIPTION

LOTS 3 & 4 IN BLOCK 2 OF CORTLAND SUBDIVISION, MESA COUNTY, COLORADO

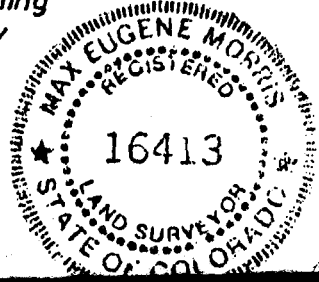
LEGEND & NOTES

FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for UNITED BANK; the improvement location being based on monuments as shown hereon, and 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, 4/15/91, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.



Max E. Morris 4/16/91
 Max E. Morris, Registered Colorado Land Surveyor #16413

IMPROVEMENT LOCATION CERTIFICATE		
APPROVED BY: <i>[Signature]</i>	PLANNING DEPARTMENT	4071 MAUREEN STREET
RESPONSIBLE FOR: <i>[Signature]</i>	PROPERTY EASEMENTS AND PROJECTS	
SCALE:		SURVEYED BY: DMM MF
DATE: 4/15/91		DRAWN BY: MEM
	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	ACAD ID: CORT3-4
		SHEET NO.
		FILE: 91101