

DATE SUBMITTED:

June 6, 1997

PERMIT #

FEE \$5.00

city of S.D.

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 1502 ORCHARD

SQ. FT. OF BLDG: 280 SQ. FT.

SUBDIVISION: WEAVER

SQ. FT. OF LOT: 134 x 51

FILING # BLK # 1 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-122-06-019

TWO

PROPERTY OWNER: LINDA LYONS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1502 ORCHARD

RESIDENTIAL

PHONE:

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:

INSTALLING CARPORT

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES NO

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D:

TRAFFIC ZONE: 28

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.

DA APPROVED: 6-4-97
APPROVED BY: [Signature]

[Signature] LINDA LYONS
SIGNATURE

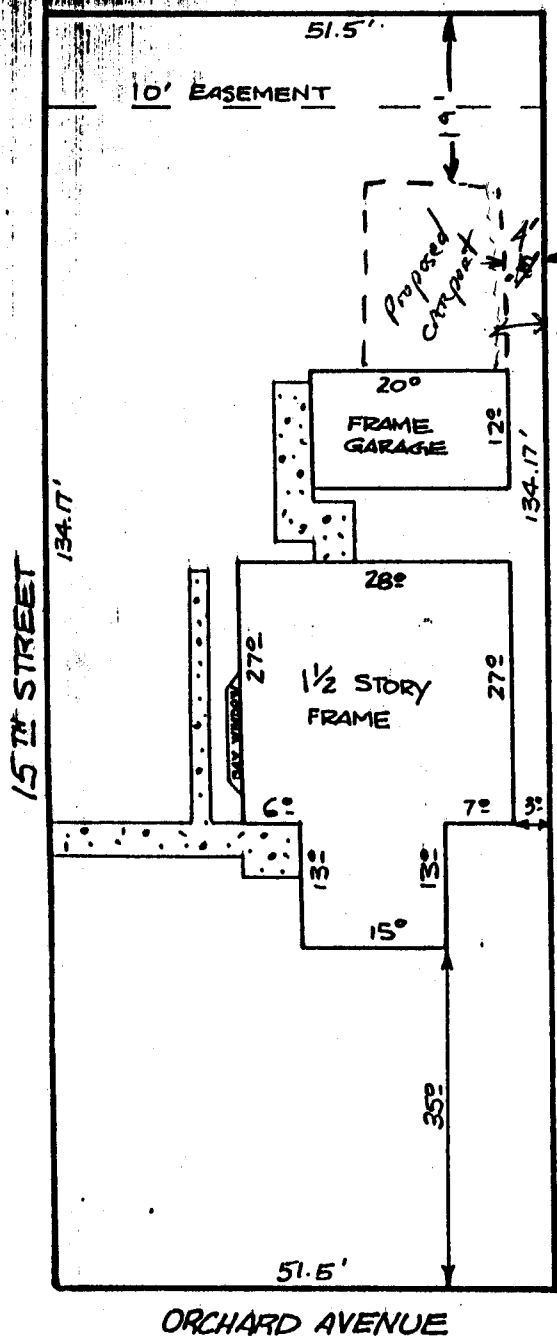
IMPROVEMENT LOCATION CERTIFICATE

1502 ORCHARD AVENUE, GRAND JUNCTION,

LOT 1 IN BLOCK 1 OF WEAVER SUBDIVISION, MESA COUNTY, COLORADO.

Meridian Land Title #10469

Lyons Acct.



ACCEPTED *JH* 6-4-91
 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.

SCALE: 1 INCH = 20 FEET

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

First Mortgage: _____ HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____, 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 _____ ON THIS DATE 4/30/91 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.

● - EXHIBIT P111

Kenneth J. Glenn
 KENNETH J. GLENN, P.L.S. 12770