

DATE SUBMITTED: 3/31/92

PERMIT NO. 41349 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2919 Applewood St. SQ. FT. OF BLDG: 15 x 20'  
 SUBDIVISION Spring Valley SQ. FT. OF LOT: 90 x 120'  
 FILING # 3 BLK # 8 LOT # 11 NO. OF FAMILY UNITS: 1  
 TAX SCHEDULE # 2945-014-14-011 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 PLANNED CONSTRUCTION: 1  
 OWNER KEN/MARILYN SIMONS USE OF EXISTING BUILDINGS:  
Home  
 ADDRESS 2919 Applewood St. DESCRIPTION OF WORK AND INTENDED USE:  
Enlarge garage  
 TELEPHONE: 242-1001

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

### FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES \_\_\_\_\_ NO ✓  
 SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓  
 SIDE 5 REAR 25 CENSUS TRACT: 10 TRAFFIC ZONE: 21  
 MAXIMUM HEIGHT 32 PARKING REQ'MT N/A  
 LANDSCAPING/SCREENING REQUIRED: N/A 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.

Karla M. Metzger  
 Department Approval  
3/31/92  
 Date Approved

Ken Simons  
 Applicant Signature  
3/31/92  
 Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

0.00 LOCATION CERTIFICATE

WOOD STREET

3.00

BLOCK 8

SUB. FILING 3

Wood Fence

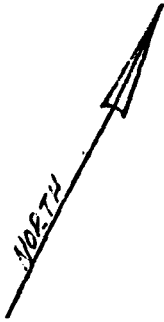
Retaining Wall

6' 09" E 90.95'

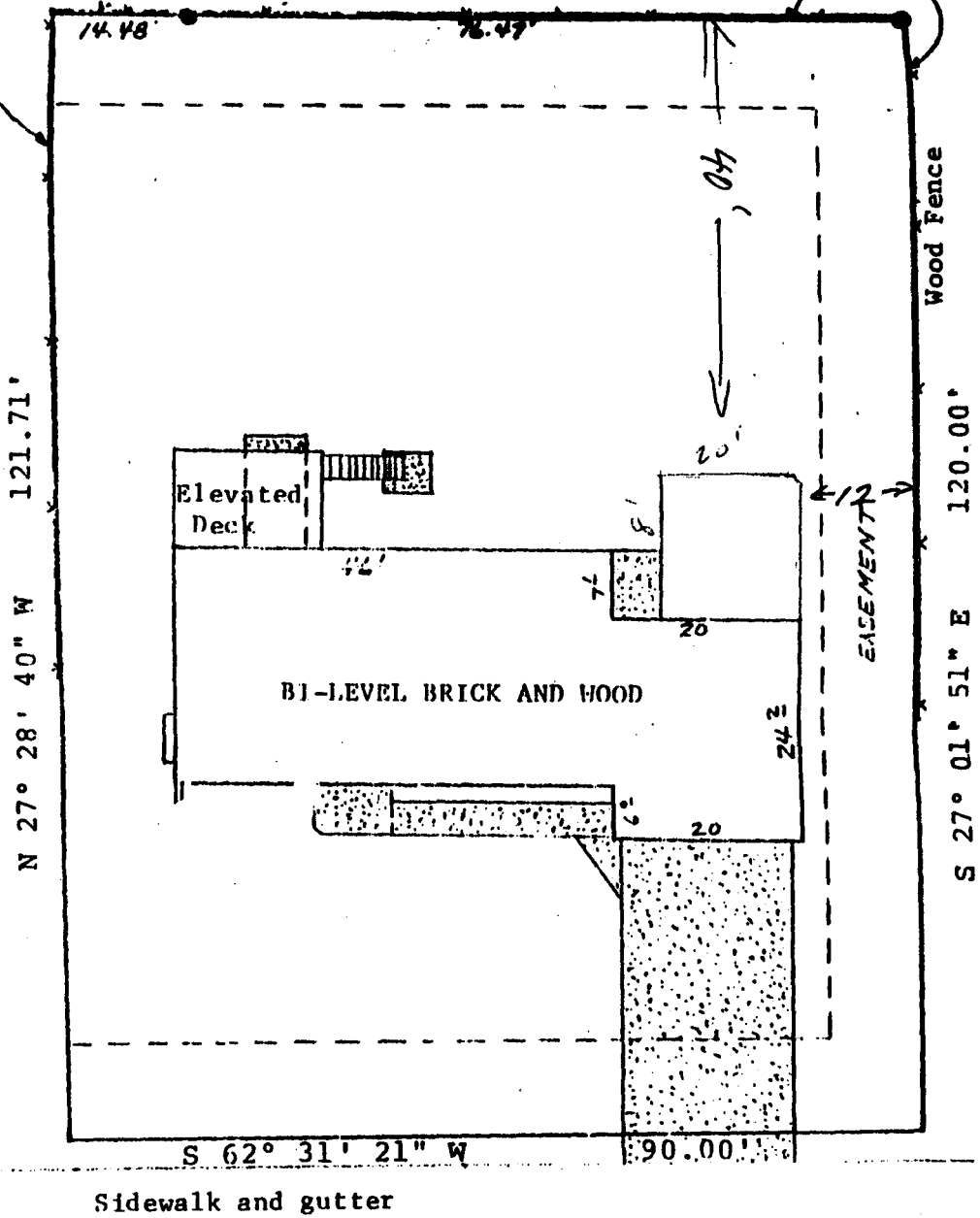
14.48'

76.47'

● FOUND PINS



SCALE 1" = 20'



Sidewalk and gutter

APPLE WOOD ST.

SURVEYOR'S STATEMENT

I hereby certify that this Improvement location certificate was prepared for DR. KEN SIMONS, the improvement location being based either on a previous property survey that has been monumented by others or my own property survey at the time I prepared this improvement location certificate, 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, Jan. 31, 1986, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described 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.

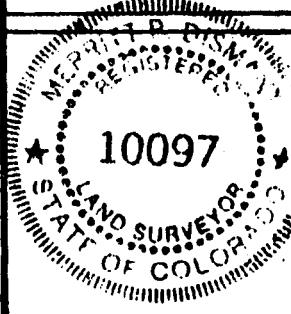
*Merritt P. Dismant*

8605

Date 1-31-86

Drawn by MPD

Revised



INTERMOUNTAIN TECHNICAL SERVICES, INC.

P. O. BOX 3376, GRAND JUNCTION, COLORADO 81501 • PHONE (303) 242-1835

