

DATE SUBMITTED: 10-20-92

PERMIT NO. 43358 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 707 Ash Drive

SQ. FT. OF BLDG: _____

SUBDIVISION Sunset Terrace Replat

SQ. FT. OF LOT: _____

FILING # _____ BLK # 7 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-353-18-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Holly Decker

USE OF EXISTING BUILDINGS: _____

ADDRESS 707 Ash Dr.

Residential

TELEPHONE: 241-6798

DESCRIPTION OF WORK AND INTENDED USE: _____

Enclose carpet

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-4

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO

SIDE 7' REAR 30'

CENSUS TRACT: 16 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: _____

N/A

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

[Signature]
Applicant Signature

10-20-92
Date Approved

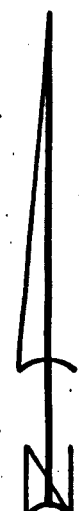
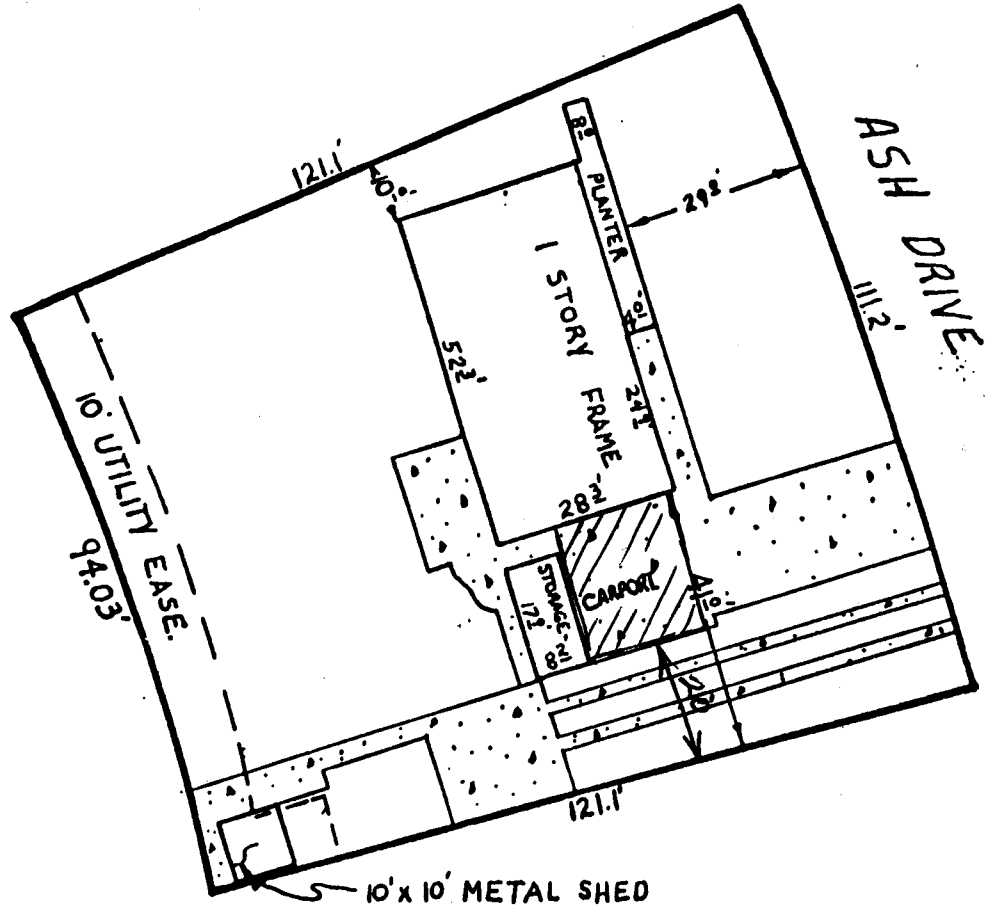
10-20-92
Date

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

IMPROVEMENT LOCATION CERTIFICATE

**707 ASH DRIVE
LOT 9, BLOCK 7, SUNSET TERRACE REPLAT
MESA COUNTY, COLORADO**

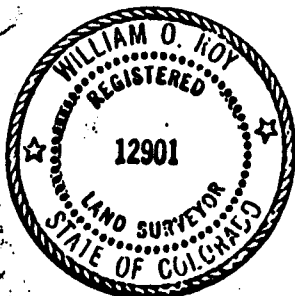
ACCEPTED *10/20/92* *WLL*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE 1"=30'

I hereby certify that this improvement location certificate was prepared for LIANCE FUNDING CORP., 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 fences, buildings, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 4/26/79, 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, right or burdening any part of said parcel, except as noted.

William C. Roy
William C. Roy LS # 12901



SURVEYIT

by Collins & Roy

Surveyed by: <i>F.A.C.</i>	Date surveyed: <i>4/26/79</i>
Checked by: <i>W.O.R.</i>	Date checked: <i>4/26/79</i>
Revision:	