

DATE SUBMITTED: 7/9/92

PERMIT NO. 42293 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3135A LAKESIDE DR

SQ. FT. OF BLDG: <sup>HOUSE</sup> 1,000 "2 + 400 "2 CARPORT

SUBDIVISION LAKESIDE

SQ. FT. OF LOT: ~~5,800~~ "2 5,000 "2

FILING # 2 BLK # 2 LOT # 6

NO. OF FAMILY UNITS: 1 SINGLE

TAX SCHEDULE # 2945 024 12040

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER MRS. A. H GOULD

USE OF EXISTING BUILDINGS: CARPORT + RESIDENCE

ADDRESS 3135 A

TELEPHONE: 242-9440

DESCRIPTION OF WORK AND INTENDED USE: ADD ON TO CARPORT AND ENCLOSED

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

### FOR OFFICE USE ONLY

ZONE PR-12

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 23

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

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.

[Signature]  
Department Approval

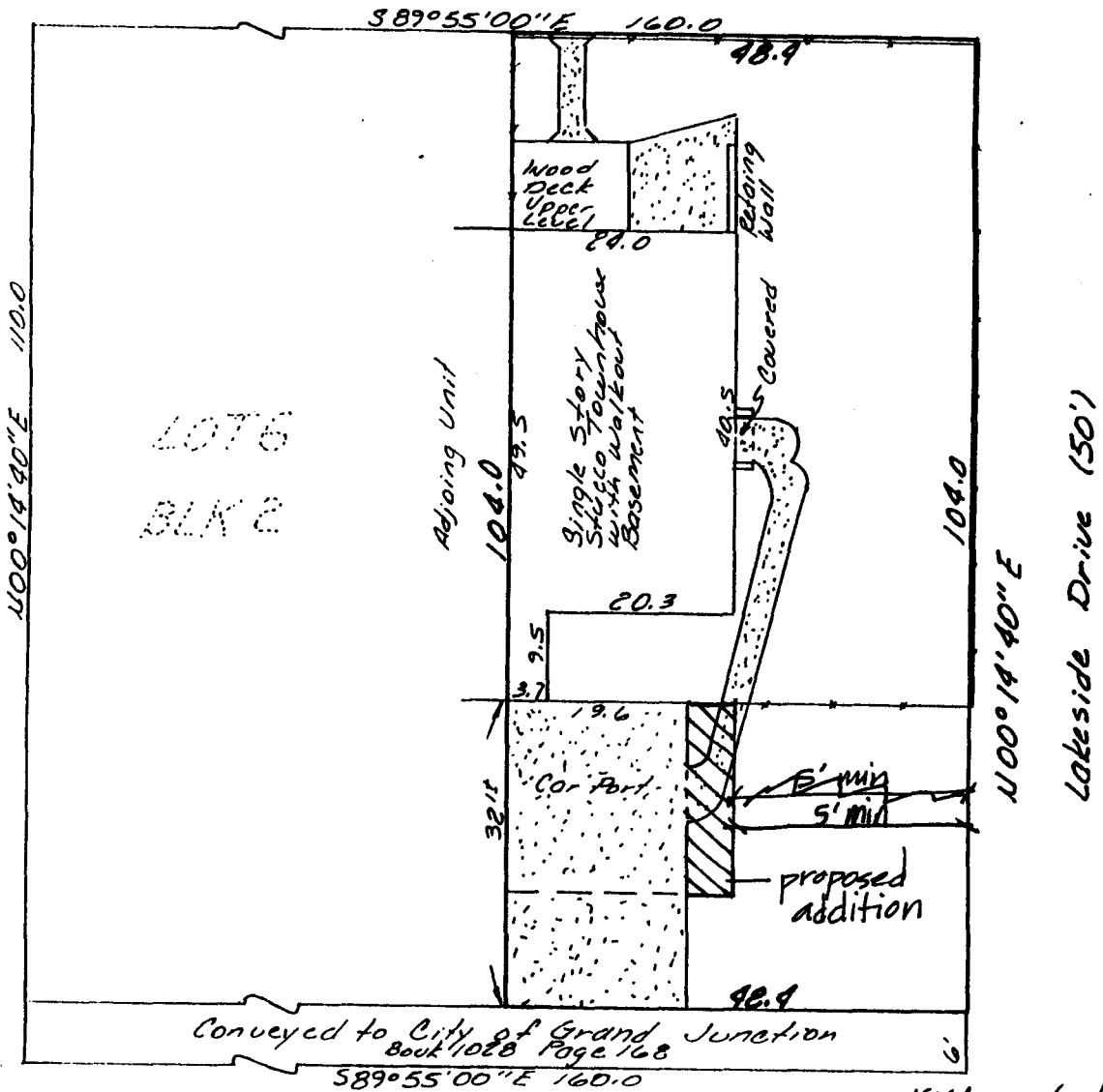
x [Signature]  
Applicant Signature

9 July 92  
Date Approved

July 7, 1992  
Date

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

Note: This property does not fall within the 100 year flood plain of the Colorado River.



Scale 1"=20'  
 -\*- = Fence

ACCEPTED KKA 7/9/92  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE PLANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

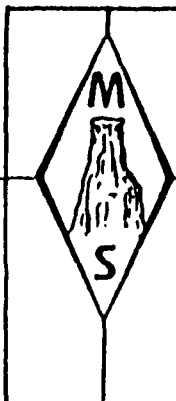
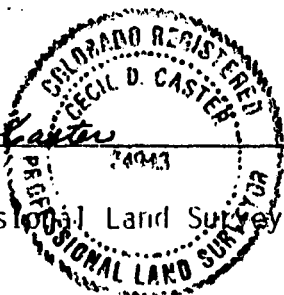
**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** 3135 Lakeside Drive, The East 48.4 feet of Lot 6, Block 2, of Lakeside Subdivision Filing Number Two. Except the South 6 feet conveyed to the City of Grand Junction in Book 1028 at page 168, Mesa County Colorado.

I hereby certify that this improvement location certificate was prepared for Members 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 fences, buildings, or other future improvements.

I further certify that the improvements on the above described parcel on this date, September 24, 1987, 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. 24943



**Monument Surveying Co.**  
 1005 North 12th Street, Suite 206  
 Grand Junction, Colorado 81501

Phone: <b>241-1273</b>	Scale: 1"=20'	Drawing No. <b>ILC 87-222</b>
Date: 9/24/87	Drawn By: CDC	<b>Miller</b>