

DATE SUBMITTED: 3-24-92

PERMIT NO. 41419 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 102 EAST PARK AVE

SQ. FT. OF BLDG: 24' X 28'

SUBDIVISION MANTEY HEIGHTS

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 35

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-072-02-013

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

OWNER RICHARD FOREMAN

USE OF EXISTING BUILDINGS: None

ADDRESS 102 E PARK AVE 81501

DESCRIPTION OF WORK AND INTENDED USE: detached garage

TELEPHONE: 242-3686

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 3 REAR 10

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: can meet 3' side setback for accessory structure as per BB

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.

Sally Porter
Department Approval

R.R. Foreman
Applicant Signature

3/24/92
Date Approved

3-24-92
Date

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

Commencing at the found Mesa County Survey Marker #36 set for the Northwest corner of said Section 7, and considering the Northerly boundary line of said Section 7 to bear N89°50'E, with all bearings herein being relative between said found Mesa County Survey Marker #36 and found Mesa County Survey Marker #1340 set for the Northeast corner of the NW $\frac{1}{4}$ of said Section 7, as the basis of bearings:

Thence along the Northerly boundary line of said Section 7 N89°50'E, 372.70 feet; thence S00°10'E, 30.0 feet to the True Point of Beginning, said point also being the Northeast corner of a tract of land as described in Book 1503, Page 980 and recorded in the office of the Mesa County Clerk and Recorder; thence S04°26'09"E, 2.01 feet; thence S89°50'W, 134.80 feet to the intersection of a curve; thence Northeasterly, 11.02 feet along the arc of said curve deflecting to the right, having a radius of 30 feet, through a central angle of 21°02'22", and a chord that bears N79°19'49"E, 10.95 feet; thence N89°50'E, 123.88 feet along the Southerly right of way line of the present F Road as described in Plat Book 7, Page 26A and recorded in the above said office, to the True Point of Beginning,

All in Mesa County, Colorado.

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CONTINUATION
Commitment