

DATE SUBMITTED: 10/30/92

PERMIT NO. 43407 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 606 Viewpoint Dr.

SQ. FT. OF BLDG: 960

SUBDIVISION Viewpoint Dub Amended

SQ. FT. OF LOT: 32,924.5

FILING # _____ BLK # 1 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 024 03 001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER STANLEY D. CARLSON

USE OF EXISTING BUILDINGS: SINGLE FAMILY Residence ; garage

ADDRESS 606 Viewpoint DR

TELEPHONE: 245-6465

DESCRIPTION OF WORK AND INTENDED USE: 24'x40' Garage addition to be used for storage

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 X

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3 REAR 10

CENSUS TRACT: 10 TRAFFIC ZONE: 23

MAXIMUM HEIGHT 32'

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.

Michael Adkins
Department Approval

Stanley D. Carlson
Applicant Signature

10/30/92
Date Approved

10/29/92
Date

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

IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 806 Viewpoint Drive, Grand Junction, Colorado 81506

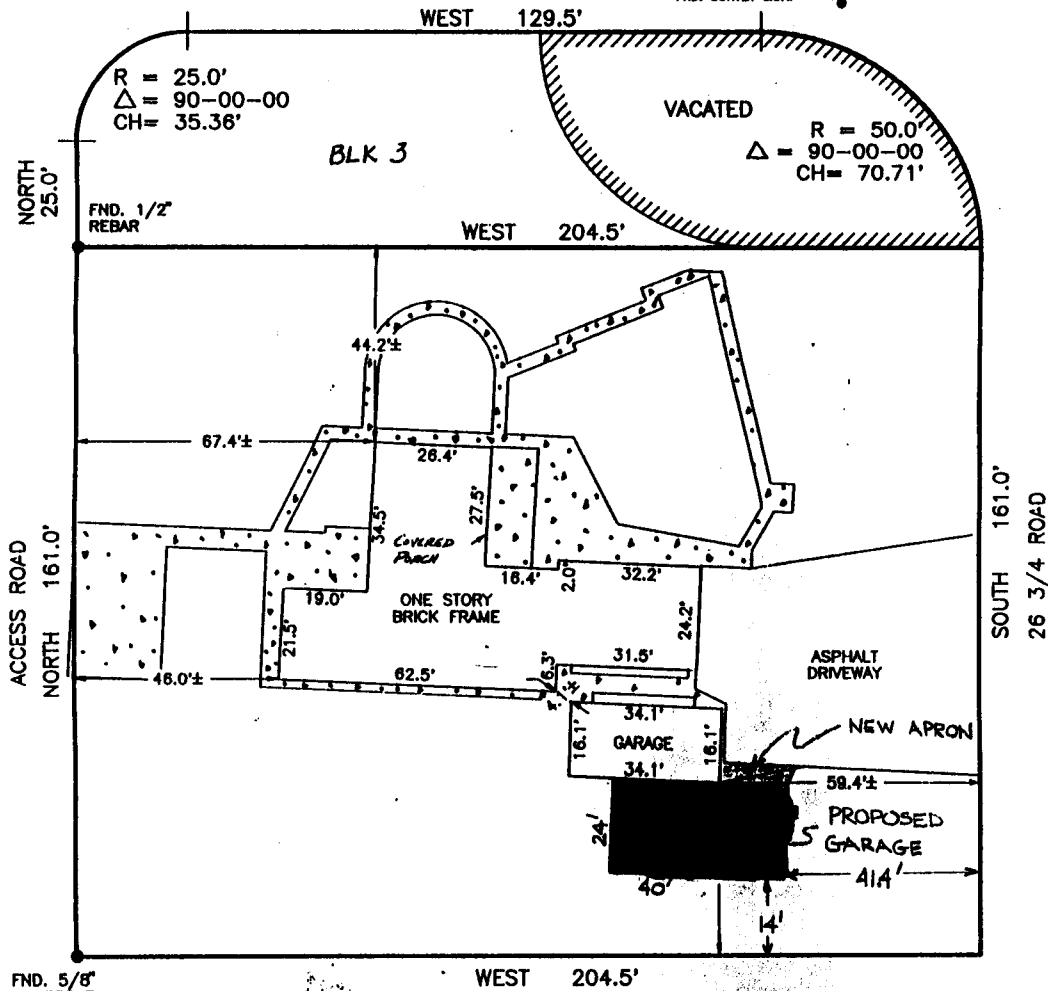
TITLE ("LEGAL") DESCRIPTION: Lot 1 in Block 1 of VIEW POINT SUBDIVISION, Together with an undivided one-ninth (1/9) interest in and to Block 3, View Point Subdivision, according to the Amended and Supplemented Plat thereof, Mesa County, Colorado.

TITLE CO. & No.: Western Colorado Title #92-8-139K

ACCOUNT: STANLEY D. CARLSON AND CYNTHIA K. CARLSON

FLOOD PLANE: Not in flood plane

LEGEND
 FENCES: 1) BOARD/BLOCK - S - S
 2) WIRE/CROWN LINK - W - W
 CONCRETE BRICK/ROCK: [Pattern]
 WOOD DECK: [Pattern]
 FND. SURVEY MON. [Symbol]



FND. 5/8" REBAR

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA NATIONAL BANK 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 PARCEL ON THIS DATE 7/20/92 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.

GARAGE	1
CARLSON RESIDENCE	

Lee J. McCutchen
 LEE J. McCUTCHEN, COLORADO L.S. No. 24321



Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81505
 Ph. (970) 242-0801

SURVEYED BY:	B.M., C.R.	DATE SURVEYED:	7/20/91
DRAWN BY:	B.M.	DATE DRAWN:	7/21/92
REVISION:		SCALE:	1" = 30'

ACCEPTED *KCN 10/30/92*
 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.