

DATE SUBMITTED: 3-16-92

PERMIT NO. 41204

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 205 Willowbrook Rd

SQ. FT. OF BLDG: _____

SUBDIVISION Willowbrook

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 023-03-007

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

OWNER R.D. + K.I. O'CONNOR

USE OF EXISTING BUILDINGS: _____

ADDRESS 205 Willowbrook Rd

TELEPHONE: 243-3113

DESCRIPTION OF WORK AND INTENDED USE:
Deck Wood Deck on front of house
OPEN

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

FOR OFFICE USE ONLY

ZONE RR4 RSF-5

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 45' CENTERLINE

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 3' REAR 10'
20-P.L.

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.

Jan Koehn
Department Approval
3-16-92
Date Approved

R.D. O'Connor
Applicant Signature
3-16-92
Date

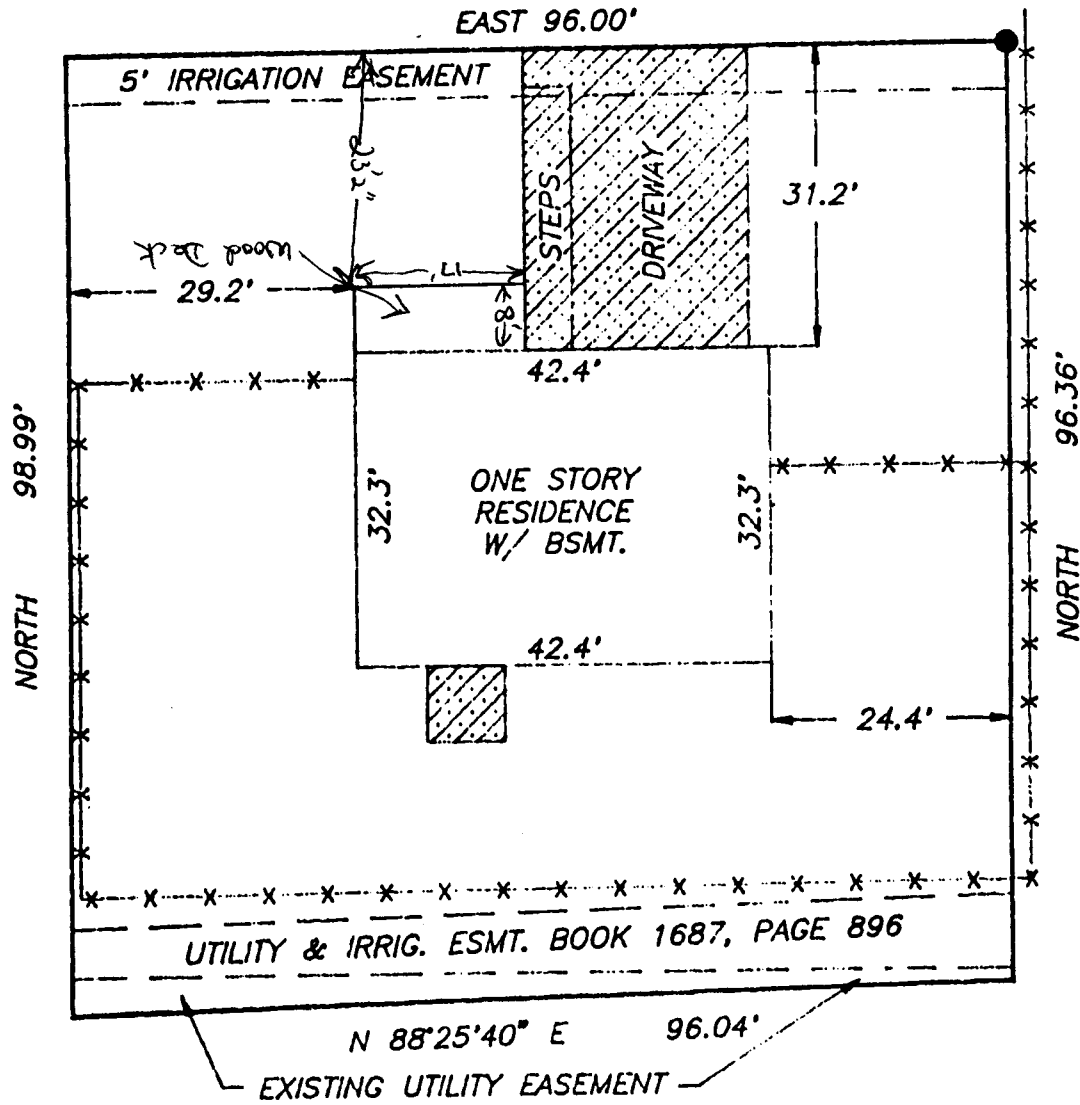
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

IMPROVEMENT LOCATION CERTIFICATE

205 WILLOWBROOK ROAD, GRAND JUNCTION, COLORADO

LOT 4, BLOCK 1, WILLOWBROOK SUBDIVISION REPLAT; EXCEPT A PARCEL AS DEEDED TO THE CITY OF GRAND JUNCTION, A MUNICIPAL CORP., IN DEED RECORDED IN BOOK 1687 AT PAGE 896 IN THE RECORDS OF MESA COUNTY CLERK AND RECORDERS OFFICE, MESA COUNTY, COLORADO.

WILLOWBROOK ROAD



PATTERSON ROAD

Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title Co.
COMMITMENT NUMBER 109279.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Great American Savings, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6-22-89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE