

DATE SUBMITTED 8/5/93

BUILDING PERMIT NO. 460331

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 361 Hillview Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 622 SF

SUBDIVISION Ridges

SQ. FT. OF EXISTING BLDG(S) 1000 SF

FILING 5 BLK 25 LOT 12A

TAX SCHEDULE NO. 2945-202-19-068 NO. OF FAMILY UNITS 1

OWNER Jo M. Cornforth

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 361 Hillview Dr.

DESCRIPTION OF WORK AND INTENDED USE:
New room addition & bay window. Enclose existing carport for garage

TELEPHONE 243-2456

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side 5 from property line

CENSUS TRACT 14 TRAFFIC ZONE 9b

Rear 10 from property line

PARKING REQ'MT _____

Maximum Height 25'

SPECIAL CONDITIONS: Signed site plan by Ridges ACC approved ACC 8/13/93

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

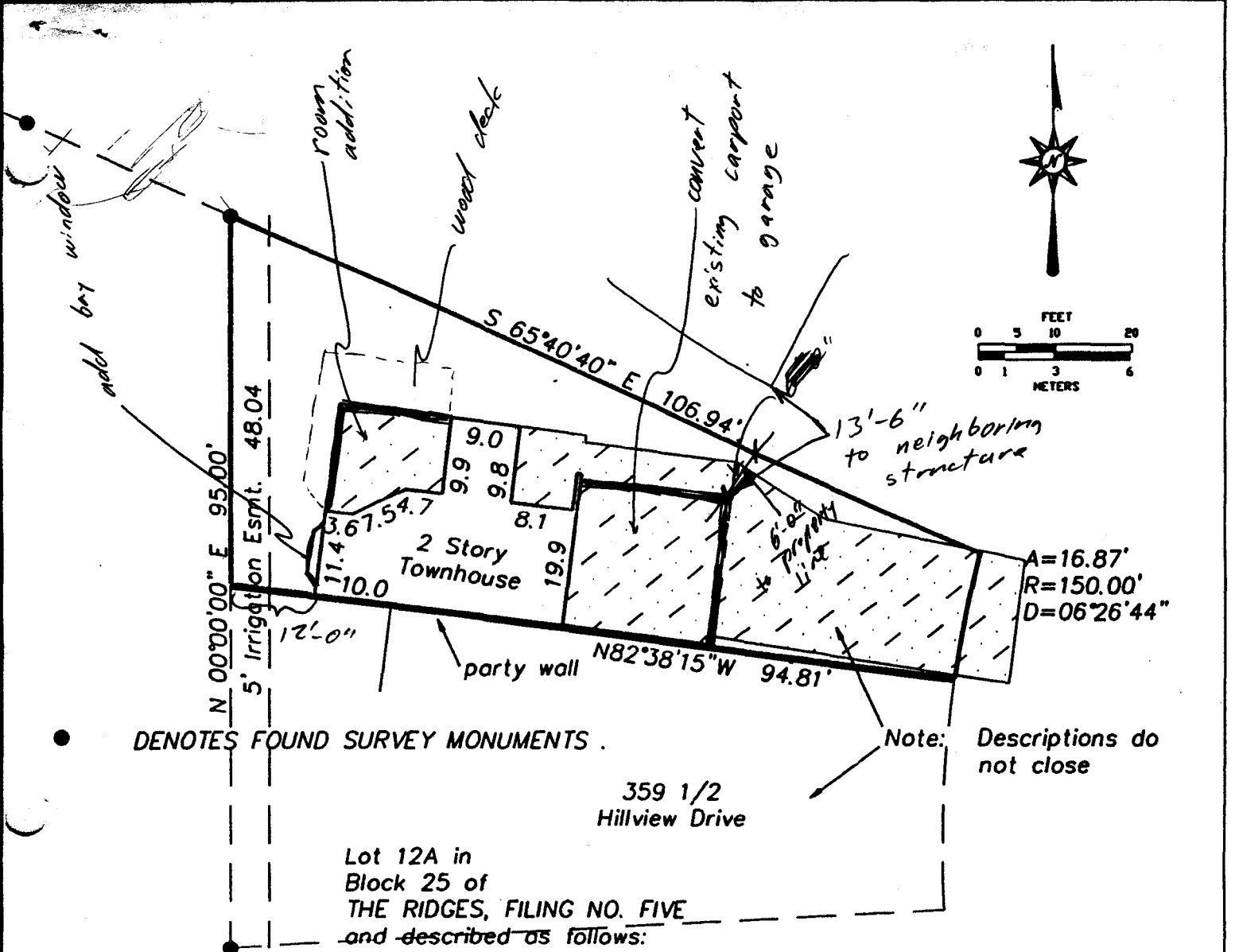
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 8/13/93

Applicant Signature [Signature]
Date 8/13/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



● DENOTES FOUND SURVEY MONUMENTS .

Note: Descriptions do not close

359 1/2 Hillview Drive

Lot 12A in Block 25 of THE RIDGES, FILING NO. FIVE and described as follows:

Address:
361 Hillview Dr.

Abstract and Title
893332

Beginning at the Northwest Corner of said Lot 12A, whose Northerly line bears S65°40'40"E and all bearings contained herein to be relative thereto; thence S65°40'40"E along said Northerly line of said Lot 12A 106.94 feet to the Westerly right of way of Hillview Drive, thence along said Westerly right of way, along the arc of a curve to the right 16.87 feet, with a radius of 150.00 feet, and whose central angle is 06°26'44", thence leaving said right of way N82°38'15"W to the Westerly line of said Lot 12A 94.81 feet, thence continuing along said Westerly line N00°00'00"E 48.04 feet to the Point of Beginning.

IMPROVEMENT LOCATION CERTIFICATE

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

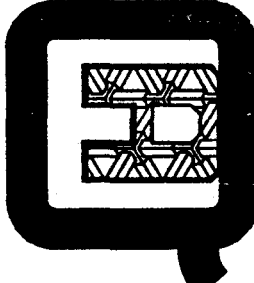
I hereby certify that this improvement location certificate was prepared for Norwest Mortgage; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 6/16/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.



Daniel K. Brown 6/16/93
Daniel K. Brown Professional Land Surveyor Colorado LS 23877

IMPROVEMENT LOCATION CERTIFICATE

361 HILLVIEW DRIVE

FOR: CORN FORTH	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: RM SB
SCALE: 1" = 20'		DRAWN BY: EDB
DATE: 6/16/93		ACAD ID: CORN
		SHEET NO.
		FILE: 93161.1