

DATE SUBMITTED 11-4-93

BUILDING PERMIT NO. 40872
FEE \$ 500

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

BLDG ADDRESS 124 MOUNT VIEW DR. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250.
SUBDIVISION MANTEY HEIGHTS SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT 50
TAX SCHEDULE NO. 2945-121-02-011 NO. OF FAMILY UNITS 1
OWNER GLORIA J DESCHAMP NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 124 MOUNT VIEW DR. DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 245-5342 STORAGE SHED 12x21

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

ZONE RSF-5 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 35' from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 5' from property line CENSUS TRACT 60 TRAFFIC ZONE 28
Rear 25' from property line PARKING REQ'MT _____
Maximum Height 32' SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 45%

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] Applicant Signature [Signature]
Date Approved 11-4-93 Date 11-4-93

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

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

IMPROVEMENT LOCATION CERTIFICATE

124 MOUNT VIEW DRIVE

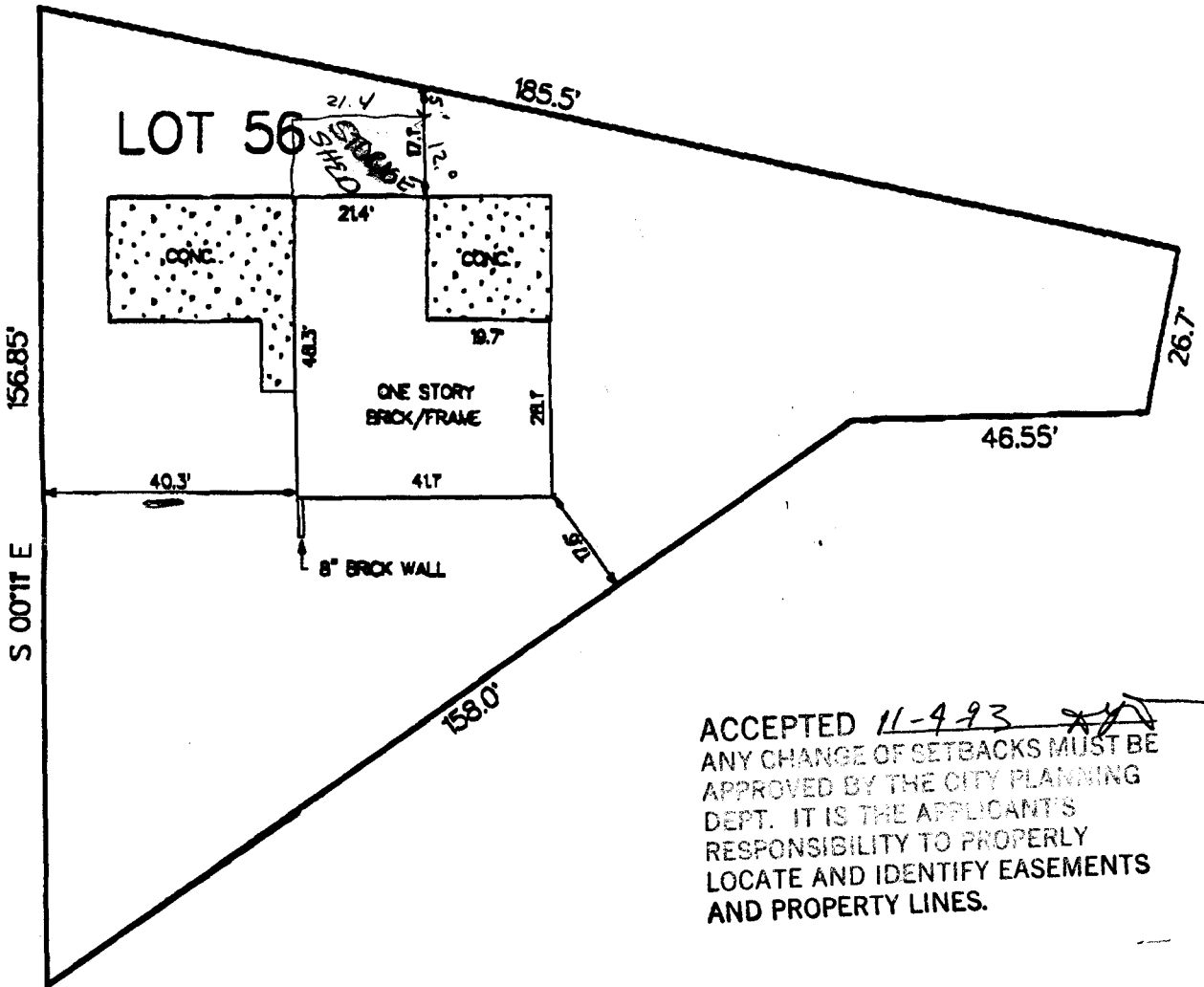
ABSTRACT & TITLE #893101
DESCHAMP ACCT.

LOT 56 IN MANTEY HEIGHTS, MESA COUNTY, COLORADO.



SCALE: 1" = 30'

MOUNT VIEW DRIVE



ACCEPTED 11-4-93 *[Signature]*
 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.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____, 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, 6/08/93 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.

● = FOUND PIN

[Signature: Kenneth L. Glenn]
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by GLENN

MAILING:
 2004 NORTH 12th
 SUITE 7
 GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777
 FAX: 241-4847

SURVEYED BY:	B. H.	DATE SURVEYED:	6/08/93
DRAWN BY:	L. R.	DATE DRAWN:	6/08/93
REVISION:		SCALE:	1" = 30'