

DATE SUBMITTED: 8/30/93

PERMIT NO. 46108 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 124 MOUNT VIEW DR.

SQ. FT. OF BLDG: 42.75

SUBDIVISION MANTEY HEIGHTS

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 56

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-02-011

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

OWNER GLORIA J DESCHAMP

USE OF EXISTING BUILDINGS: SINGLE FAMILY DWELLING

ADDRESS 124 MOUNT VIEW DR.

DESCRIPTION OF WORK AND INTENDED USE: EXTENSION OF LIVING ROOM

TELEPHONE: 245-5342

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

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45' E (35' from property line)

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 25'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

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.

Kathy Poston
Department Approval

[Signature]
Applicant Signature

8/30/93
Date Approved

8/30/93
Date

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

IMPROVEMENT LOCATION CERTIFICATE

124 MOUNT VIEW DRIVE

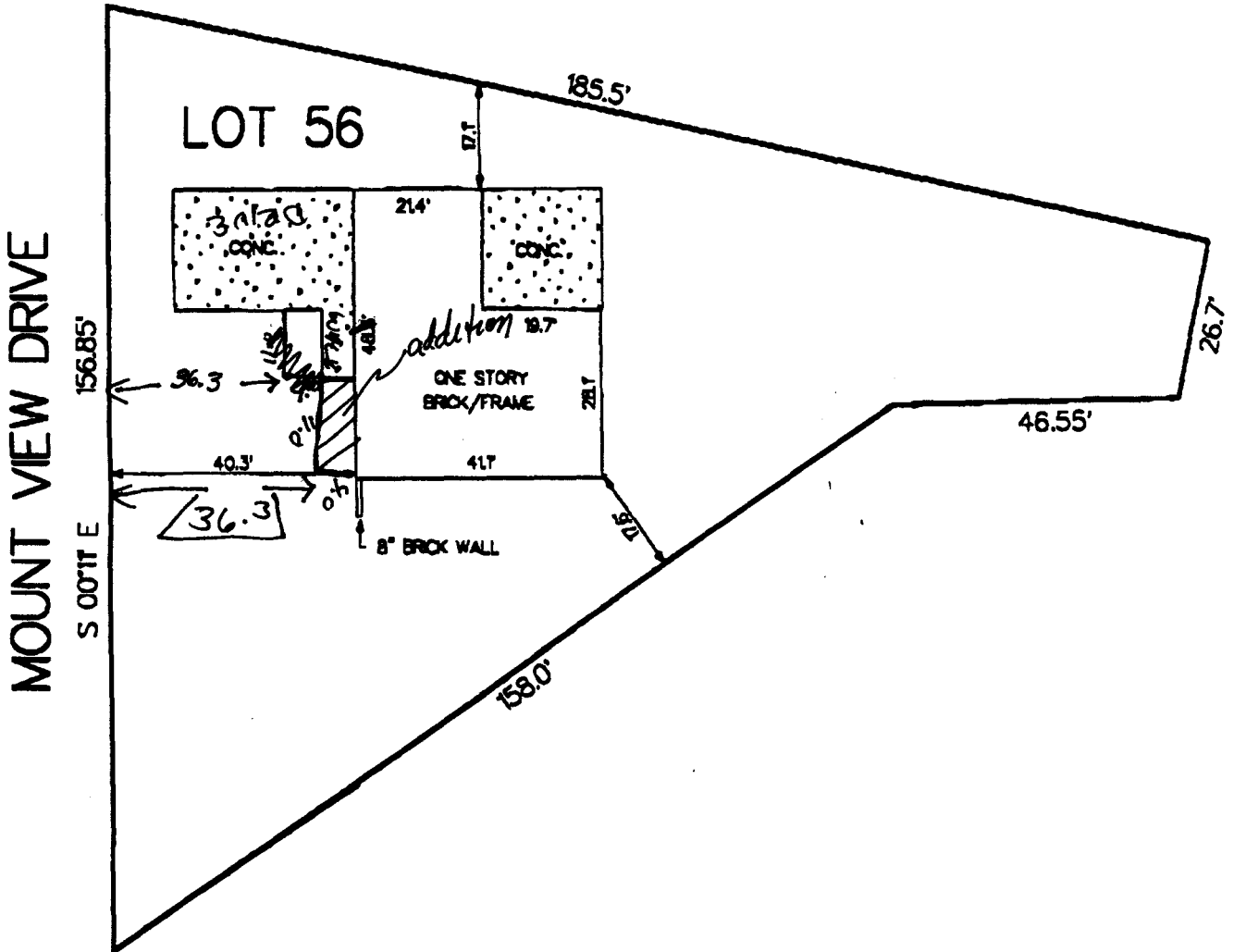
ABSTRACT & TITLE #893101
DESCHAMP ACCT.

LOT 56 IN MANTEY HEIGHTS, MESA COUNTY, COLORADO.

ACCEPTED KP 8/30/93
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.



SCALE: 1" = 30'



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

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'