DATE SUBMITTED	4-25-94

BUILDING	PERMIT, NO.	4840	18
EEE ¢	200	1/	

2-8/2 x 11- site plan

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 158 E. CLIFF DR.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24 X 32	
SUBDIVISIONONAN		
FILING BLK	SQ. FT. OF EXISTING BLDG(S) 29×40	
TAX SCHEDULE NO. 2945-012-04-00	NO. OF FAMILY UNITS	
OWNER C.L. CARWILE EVIRGINIAL  ADDRESS 158 E. CLIFF UR  TELEPHONE 245 4297	NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION	
TELEPHONE 245 4297	DESCRIPTION OF WORK AND INTENDED USE:	
TELEPHONE 245 4297	GARAGE + WORK SHOP	
REQUIRED: Two plot plans showing parking, setback	s to all property lines, and all rights-of-way which abut the parcel.	
ZONE RSF-4	DESIGNATED FLOODPLAIN: YESNO	
SETBACKS: Front 20 from property line or	GEOLOGIC HAZARD: YES NO	
from center of ROW, whichever is greater	census tract/ $D$ Traffic zone $21$	
Side 3 from property line	PARKING REQ'MT	
Rear/ from property line	SPECIAL CONDITIONS:	
Maximum Height32'		
Maximum coverage of lot by structures		
	roved, in writing, by this Department. The structure approved by on has been completed by the Building Department (Section 305,	
I hereby acknowledge that I have read this applicate requirements above. I understand that failure to com-	tion and the above is correct, and I agree to comply with the ply shall result in legal action.	
Department Approval Sonnie Educards	Applicant Signature (alux)	
Date Approved 4-25-94	Date 4-25-97	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: C	Customer) (Pink: Building Department)	

KEVISED 11 4 7 5 TO EXPAND WITH TO 100

## IMPROVEMENT LOCATION CERTIFICATE

658 EAST CLIFF DRIVE, GRAND JUNCTION

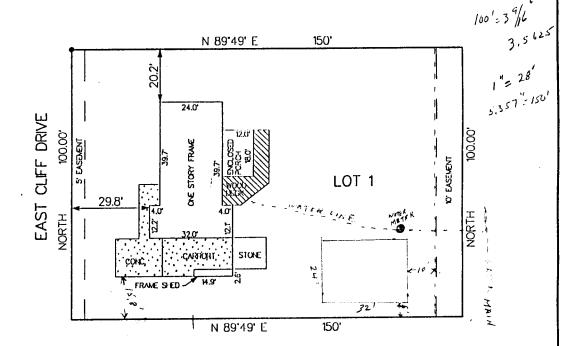
FIRST AMERICAN TITLE #116813 CARVILE ACCT.

LOT 1, BLOCK 4 OF LOTS 1,7,8,9,10,11 & 12, BLOCK 3, BLOCK 4 & BLOCK 7 OF O'NAN SUBDIVISION, MESA COUNTY, COLORADO.

,034 176

Edwards 4/25/94 ACCEPTED Sound 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 AND PROPERTY LINES.

SCALE: 1" = 30'



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

CENTENNIAL SAVINGS BANK I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPAREDFOR. THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED OPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS 9/28/93 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

• = FOUND PIN

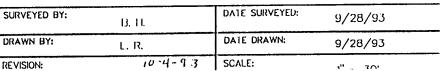


by GLENN PHONE: 303-245-3777 FAX: 241-4847

MAILING: 2004 NORTH 121h SUITE 7 GRAND JUNCTION, CO. 81501

R.L.S. 12770

lenn





NOTED.