

DATE SUBMITTED 3-31-94

BUILDING PERMIT NO. 48216

FEE \$ 5.00

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

BLDG ADDRESS 124 Mant View Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 324  
 SUBDIVISION Montey Heights SQ. FT. OF EXISTING BLDG(S) 1150  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 36 NO. OF FAMILY UNITS 1  
 TAX SCHEDULE NO. 2945-121-02-011 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
 OWNER Gloria J Deschamps DESCRIPTION OF WORK AND INTENDED USE:  
 ADDRESS 124 Mant View Dr Addition to home  
 TELEPHONE 245-5342

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

ONE RSF-5 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5' from property line CENSUS TRACT 6 TRAFFIC ZONE 29  
 Rear 25' from property line PARKING REQ'MT \_\_\_\_\_  
 Maximum Height 32' SPECIAL CONDITIONS: \_\_\_\_\_  
 Maximum coverage of lot by structures 35%

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 Marcia Pety Applicant Signature \_\_\_\_\_  
 Date Approved 3-31-94 Date 3-31-94

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

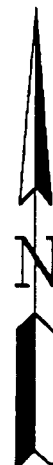
(White: Planning) (Yellow: Customer) (Blue: Building Department)

# IMPROVEMENT LOCATION CERTIFICATE

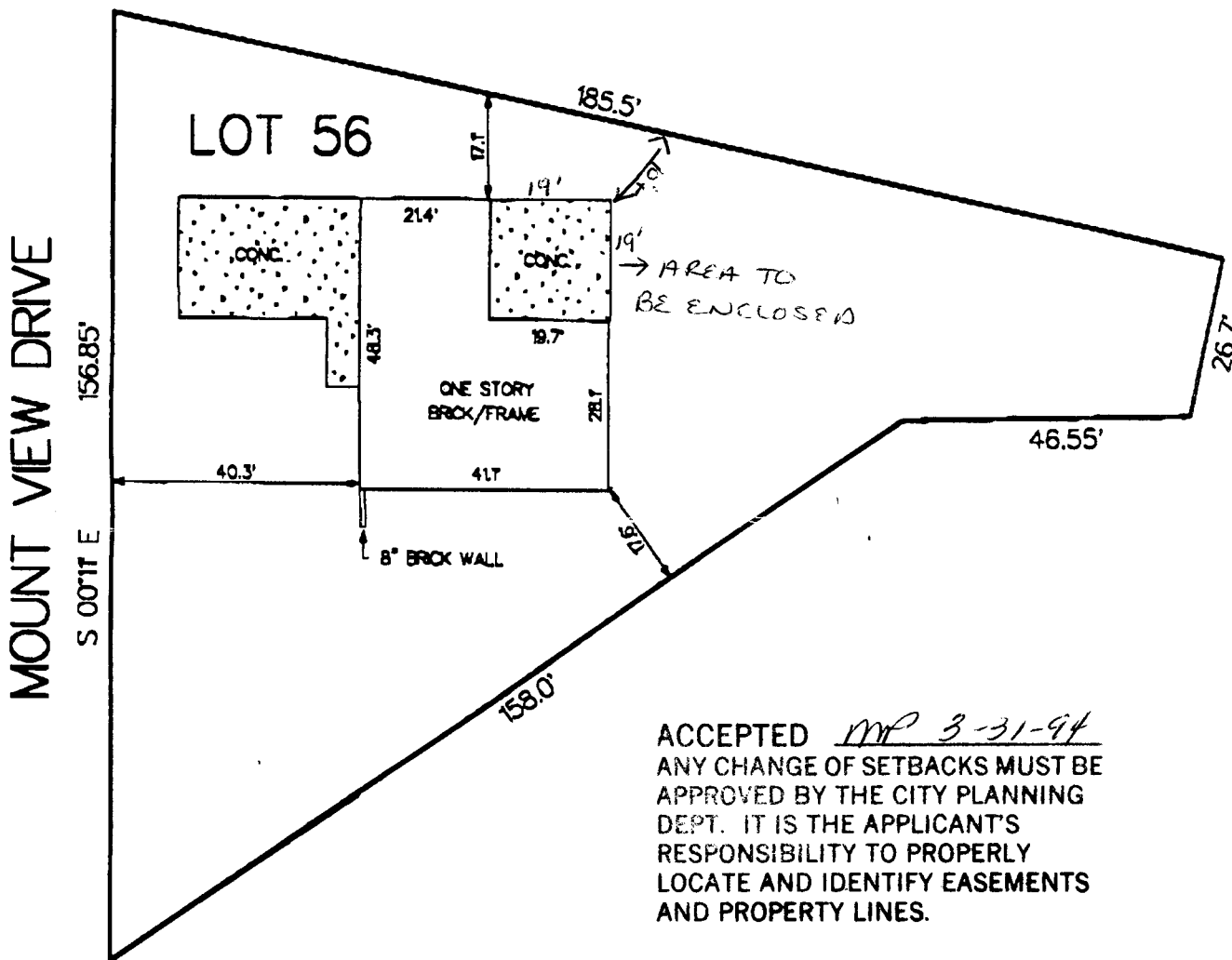
124 MOUNT VIEW DRIVE

ABSTRACT & TITLE #893101  
DESCHAMP ACCT.

LOT 56 IN MANTEY HIEGHTS, MESA COUNTY, COLORADO.



SCALE: 1" = 30'



ACCEPTED MP 3-31-94  
 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

*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'