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BLDG PERMIT NO. 53301

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

3018-1150-07-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 139 Park Dr TAX SCHEDULE NO. 2945-112-13-041  
 SUBDIVISION Park Lane SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x16  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Billy Boomershine NO. OF DWELLING UNITS  
Wina Williams BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 139 Park Dr  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 245-8444 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS home & garage  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE \_\_\_\_\_ shed (detached)

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures \_\_\_\_\_  
Accessory SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 4 T.ZONE 25 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Billy Boomershine Date 9-6-95  
 Department Approval Marcia Habidcamp Date 9-6-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - 3/4" tap

Utility Accounting Mikee Straker Date 9-6-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 139 Park Drive, Grand Junction, Colorado 81501

LEGAL DESCRIPTION: All that part of Lots 9, 10, 11, 14, and 15 and vacated portion of Cherry Lane, all in PARK LANE SUBDIVISION, lying West and North of the following described line, to-wit: Commencing at a point South 84°24' West 154.5 feet from the Southeast Corner of said Park Lane Subdivision, thence North 05°28'40" West 114.37 feet, thence South 81°37' West 17.25 feet, thence North 12°05'50" West 134.69 feet, thence South 80°14' West 25 feet for a Point of Beginning; thence South 12°05'50" East 141.24 feet, thence South 51°37'30" West 19.50 feet, thence South 86°14'30" West 48.30' feet, thence South 00°18'10" East 8 feet, thence North 89°53' West to the West boundary line of said Lot 9 in PARK LANE SUBDIVISION, in the City of Grand Junction, Mesa County, Colorado

TITLE CO. & No.: Meridian Land Title #11274

ACCOUNT: Del Howard and Lori D' Ann Howard, as Joint Tenants

FLOOD PLANE: Not in flood plane

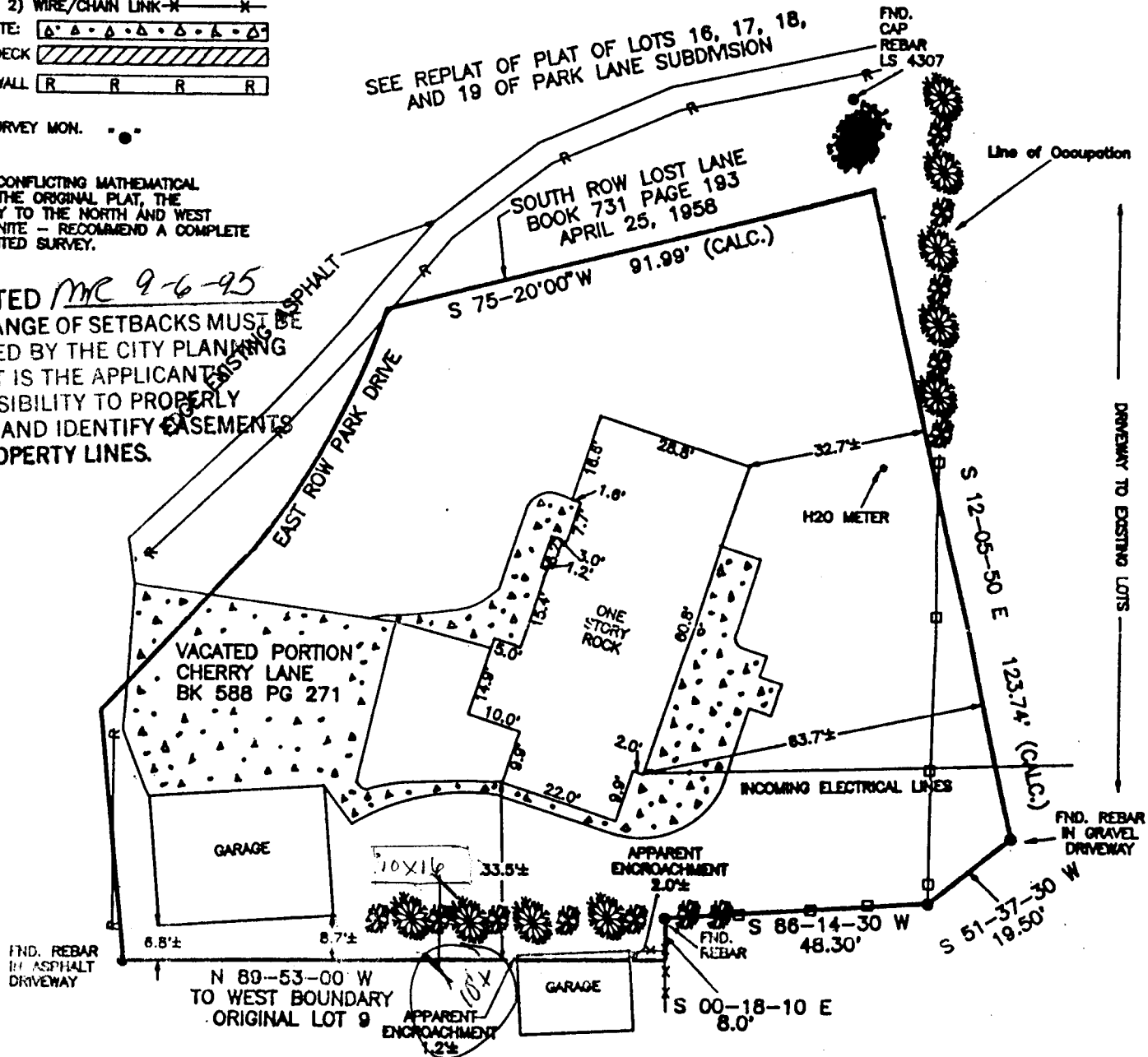
**LEGEND**

- FENCES: 1) BOARD/BLOCK
- 2) WIRE/CHAIN LINK
- CONCRETE:
- WOOD DECK:
- ROCK WALL:

FND. SURVEY MON.

DUE TO CONFLICTING MATHEMATICAL DATA IN THE ORIGINAL PLAT, THE BOUNDARY TO THE NORTH AND WEST IS INDEFINITE - RECOMMEND A COMPLETE MONUMENTED SURVEY.

**ACCEPTED** *MC 9-6-95*  
 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.



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Savings Bank 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 12-26-91 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 THE