

FEE \$	<u>0</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 55211

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



3017-2280-13-0 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>124 Mount View Dr.</u>	TAX SCHEDULE NO. <u>2945-121-02-011</u>
SUBDIVISION <u>Monty Heights</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>521</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>56</u>	SQ. FT. OF EXISTING BLDG(S) <u>1150</u>
(1) OWNER <u>Gloria J Deschump</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>124 Mount View Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-5342</u>	USE OF EXISTING BLDGS <u>Add-on</u>
(2) APPLICANT <u>same</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>↓</u>	<u>Den: Bedroom 19.6x26.6</u>
(2) TELEPHONE <u> </u>	

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 <u>RSF-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	
	CENS.T. <u>6</u> T.ZONE <u>28</u> 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 <u>[Signature]</u>	Date <u>2-23-96</u>
Department Approval <u>[Signature]</u>	Date <u>2-23-96</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>N/A - no change in S/F use</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-23-96</u>

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)

521.36

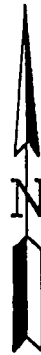
IMPROVEMENT LOCATION CERTIFICATE

124 MOUNT VIEW DRIVE

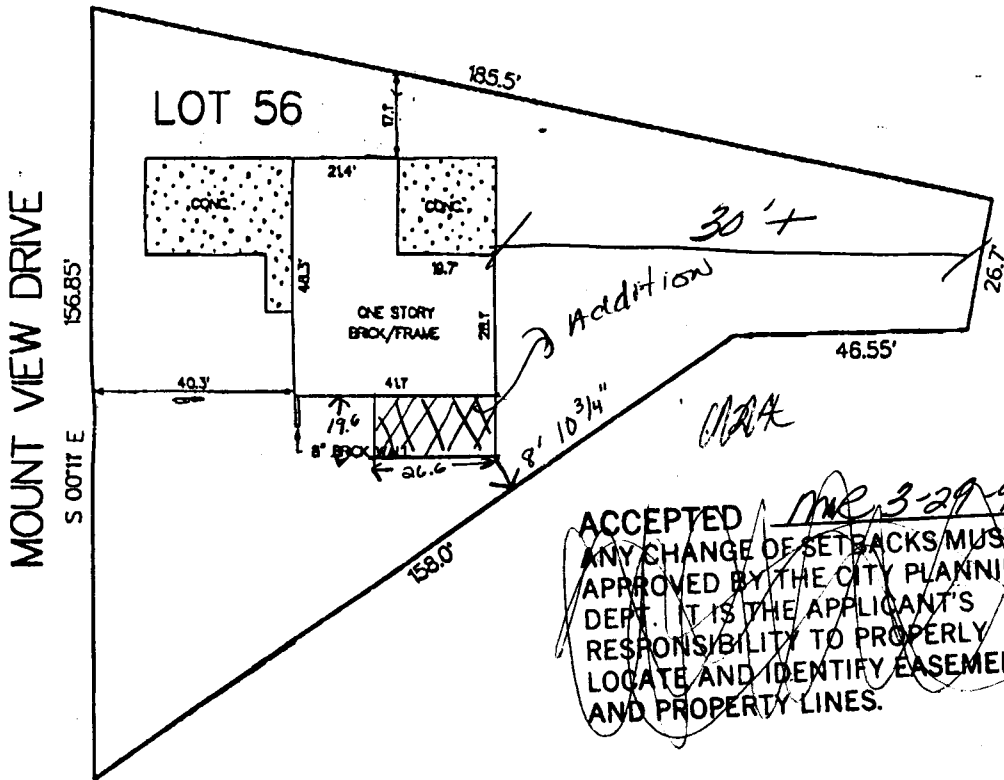
ABSTRACT & TITLE #893101
DESCHAMP ACCT.

LOT 56 IN MANTEY HEIGHTS, MESA COUNTY, COLORADO.

ACCEPTED *MC 2-23-96*
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'



ACCEPTED *MC 3-29-95*
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.

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

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



by GLENN

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

SURVEYED BY:	B. H.	DATE SURVEYED:	6/08/93
DRAWN BY:	L. R.	DATE DRAWN:	6/08/93

REVISIONS

SCALE