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BLDG PERMIT NO. 03241

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 577 Eastwood ST. TAX SCHEDULE NO. 2943-081-27-008  
 SUBDIVISION Cody SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320\*  
 FILING 2 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2099\* (douse w/ attached gar)  
 (1) OWNER William L. Laska & Lina NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 577 Eastwood ST. 91504 NO. OF BLDGS ON PARCEL  
244-8439 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 841-5394 USE OF EXISTING BLDGS home  
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS same per office / family room.  
 (2) TELEPHONE same

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 4.4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5 from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS 11 TRAFFIC 51 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).

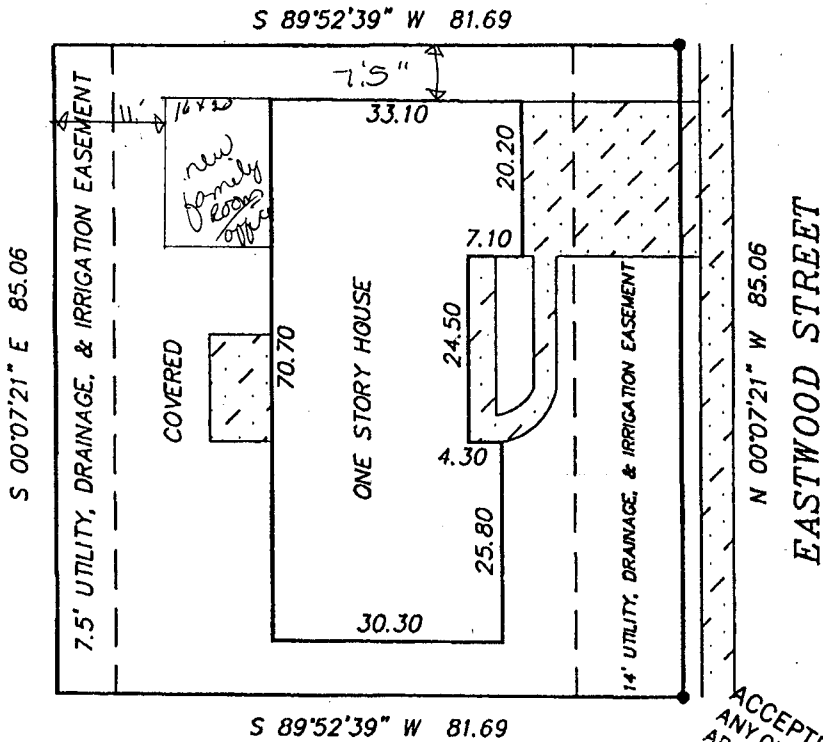
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Lina L. Laska Date 12-9-97  
 Department Approval Bonnie Edwards Date 12-9-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 12/9/97

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)



ACCEPTED *[Signature]* 12/9/94  
 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.

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION:

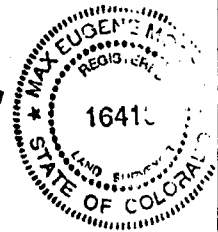
LOT 8, BLOCK 3,  
 CODY SUBDIVISION  
 MESA COUNTY, COLORADO

FIRST AMERICAN #119489  
 TAX ID. NO. 2943-081-27-008

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 10/14/94, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

*[Signature]* 10/17/94  
 Max E. Morris, Registered Colorado Land Surveyor #16413

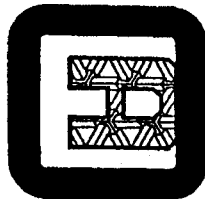


IMPROVEMENT LOCATION CERTIFICATE

577 EASTWOOD STREET

FOR: LADD

SCALE: 1"IN = 20'FT



Q.E.D.  
 SURVEYING  
 SYSTEMS Inc.  
 1018 COLO. AVE.  
 GRAND JUNCTION  
 COLORADO 81501

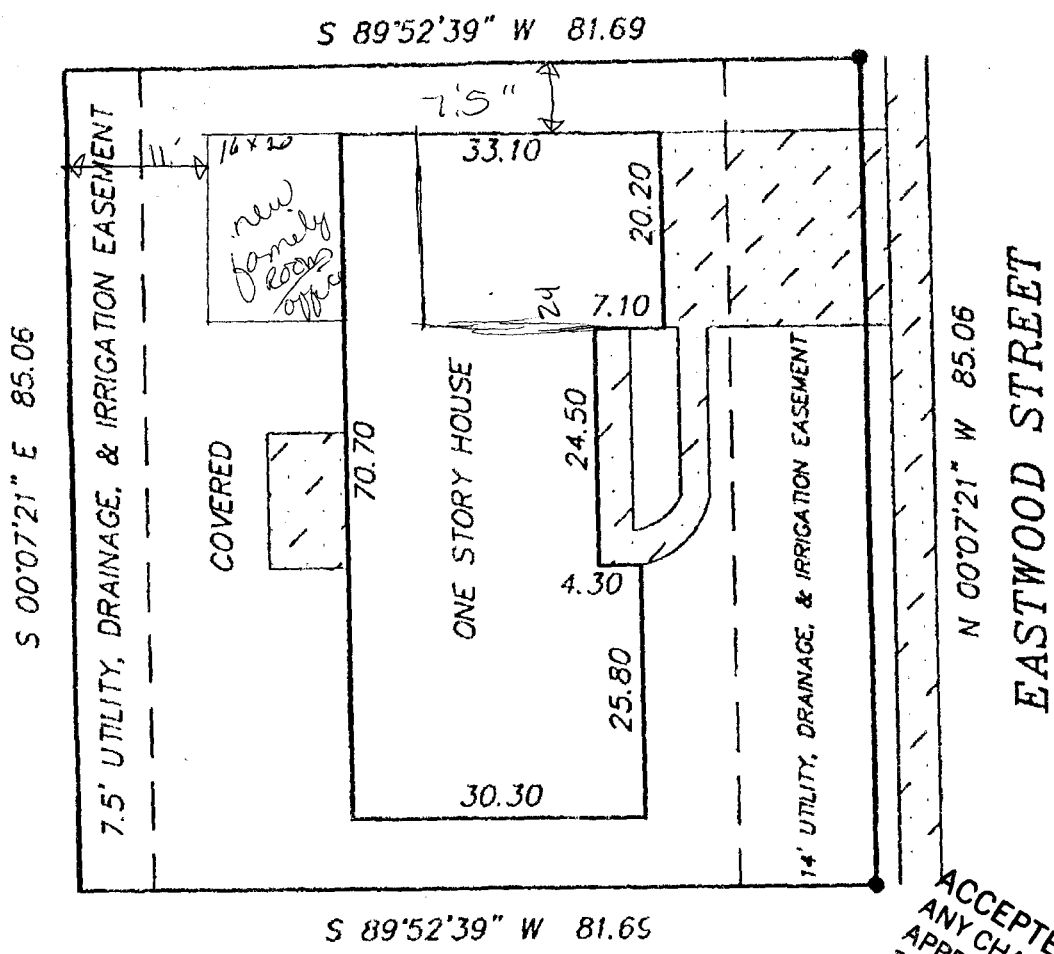
SURVEYED BY: DS RM

DRAWN BY: VM

ACAD ID: LADD

SHEET NO.

*I made a copy of this because  
fox paper fades over time*



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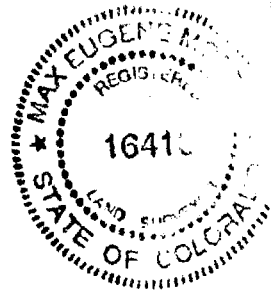
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 Max E. Morris, Registered Colorado Land Surveyor #16413



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SCALE:		DRAWN BY: VM
		ACAD ID: LADD
		SHEET NO.