

DATE SUBMITTED: 4/3/86

PERMIT # 25279

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1529 Bookcliff Ct.

SQ. FT. OF BLDG: 12' X 16'

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 4

TAX SCHEDULE NUMBER:
2945-122-12-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Roger C. Malen

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1529 Bookcliff Ct.

lodging

PHONE: 242-3093

DESCRIPTION OF WORK AND INTENDED USE:
small frame storage shed

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: F N/A S 3 R 10'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/3/86

APPROVED BY: Binde Weitzel

Roger C. Malen
SIGNATURE

BOOKCLIFF COURT
(50')

R=50'
L=47.89'

6' NATURAL GAS
EASEMENT

20' DRAINAGE
EASEMENT

S 81° 32' 31" E 105.48'

TWO STORY BRICK AND
FRAME DUPLEX

37 1/2'

SOUTH 135.00'



N

SCALE 1"=20'

● DENOTES PIN
FOUND

NOTE: ALL UTILITIES ARE
UNDERGROUND

S 26° 40' 03" E 126.66'

10' UTILITY
EASEMENT

Storage Shed

4' WIRE FENCE

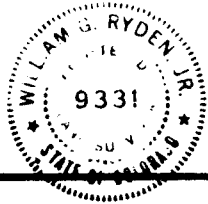
WEST 74.50'

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 1529 BOOKCLIFF COURT, LOT 4, BOOKCLIFF COURT SUBDIVISION, CITY OF
GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR VAN SCHACK
MORTGAGE Co. , THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS
BEEN MONUMENTED BY OTHERS, AND THAT IT 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, 29
DECEMBER 1977 , 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.



William G. Ryden
REGISTERED LAND SURVEYOR LS 9331

COLORADO WEST SURVEYING COMPANY
835 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501