

DATE SUBMITTED: 11/28/90

4/24/91

PERMIT # 38496

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1401 N. 16TH ST.

SQ. FT. OF BLDG: 627

SUBDIVISION: Park Place Apts.

SQ. FT. OF LOT: 9250

FILING # _____ BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2995-123-22-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2 - EXISTING SHEDS TO BE REMOVED

PROPERTY OWNER: JIM VIEH

USE OF ALL EXISTING BUILDINGS:
RESIDENCE - SIM. FAI -

ADDRESS: 1401 NTH 16TH ST

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
DOUBLE CAR DETACHMENT GARAGE

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-32

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 3 R 10

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

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: 11/28/90

[Signature]
SIGNATURE

APPROVED BY: [Signature]

IMPROVEMENT LOCATION CERTIFICATE

1401 NORTH SIXTEENTH STREET *NMF-32*

VIIIES - 2945-123-22-030

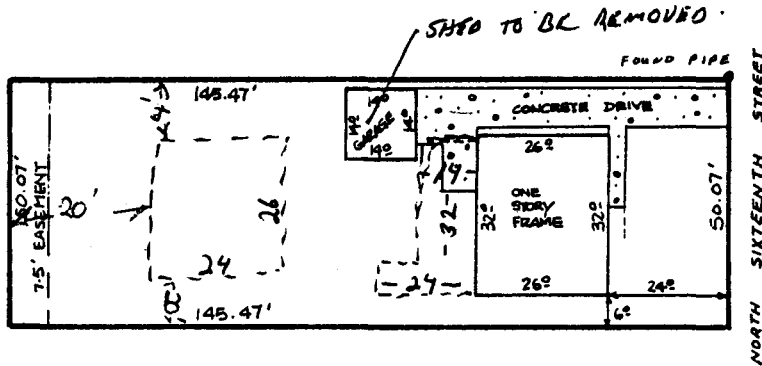
ASP of ZONE

LOT 1, BLOCK 2, PARKPLACE HEIGHTS SUBDIVISION, MESA COUNTY, COLORADO.

Western Colorado Title #90-

Kier Acct.

ACCEPTED *11/28/90 Hall (GARAGE only)*
 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 Co. St. Employee's Credit Union, 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 11/6/90 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 303-245-3777

by **GLENN**

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

SURVEYED BY: <i>K.G.</i>	DATE SURVEYED: <i>11-5-90</i>
DRAWN BY: <i>L.T.</i>	DATE DRAWN: <i>11-6-90</i>
REVISION:	SCALE: <i>1" = 30'</i>