

DATE SUBMITTED: 02/27/90

PERMIT # 35246

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1720 N. 7th St.

SQ. FT. OF BLDG: 682

SUBDIVISION: MESA

SQ. FT. OF LOT: 7982.5

FILING # _____ BLK # 1 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-114-09-008

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Stanley E. Patterson

USE OF ALL EXISTING BUILDINGS:
RESIDENCE ; GARAGE

ADDRESS: 1720 N. 7th G.J. 81501-3008

PHONE: 243-0607

DESCRIPTION OF WORK AND INTENDED USE:

GARAGE + HOBBY SHOP

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

FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES _____ NO

SETBACKS: F 65' S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 30' PL. 36'

CENSUS TRACT #: 5

PARKING SPACES REQ'D: 0

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Hobby Shop
for personal use only.

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 AN 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: 2/27/90

APPROVED BY: B. Derlington

Stanley Patterson
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

1720 NORTH 7TH STREET
GRAND JUNCTION, COLORADO

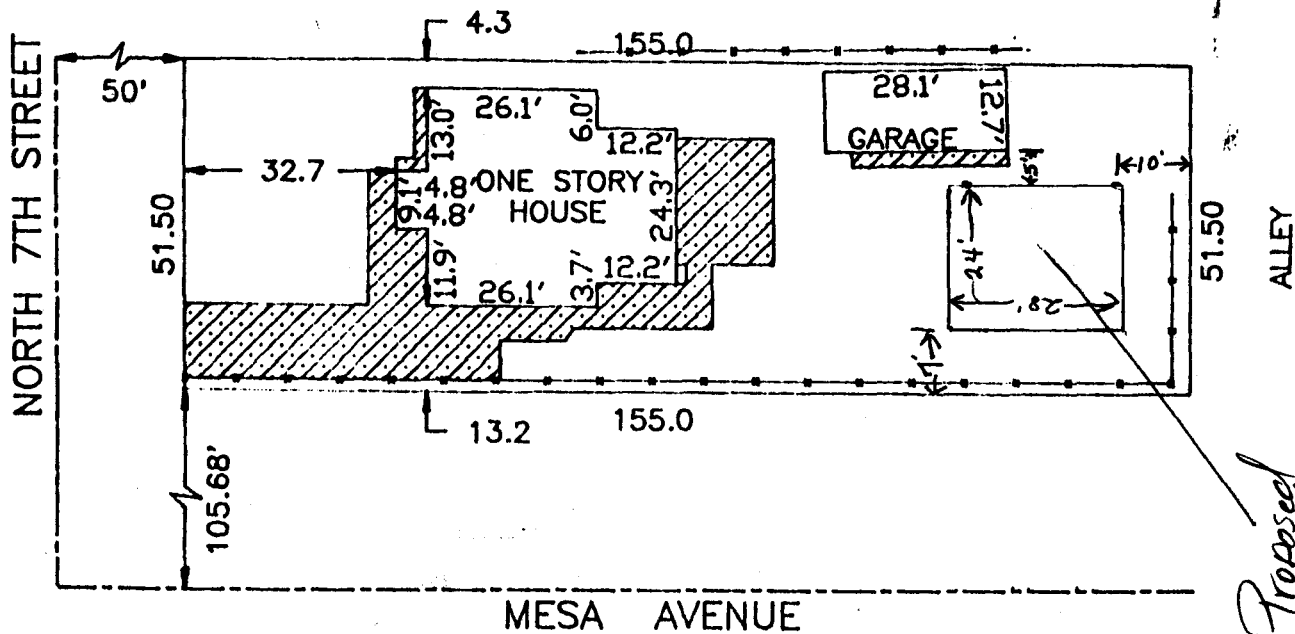
THE SOUTH 1.92 FEET OF LOT 8 AND THE NORTH 49.58 FEET OF LOT 9 IN
BLOCK 1 OF MESA SUBDIVISION. MESA COUNTY, COLORADO.

ALL SETBACK AND SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

ACCEPTED

BD 2/27/90

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.

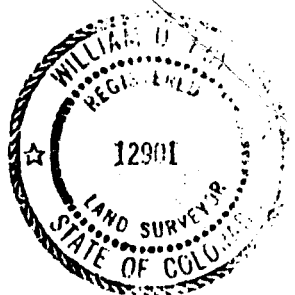


NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title COMMITMENT NUMBER 89-12-35E.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 01-08-90 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
WILLIAM O. ROY P.L.S. 12901



6059

↑ N

SCALE: 1" = 30'

● = PINS FOUND
○ = PINS SET

CENTURY SURVEYING
P.O. BOX 356, GRAND JCT., COLORADO 81502
TELEPHONE 303-241-2667

FIELD WORK E.M.	DATE FIELD WORK 01-08-90
DRAWN BY: Cj.V	DATE DRAWN: 01-08-90

Proposed GARAGE For STEW PATTERSON
1720 N. 7th St.
Grand Junction, Co 81501-3008
243-0607

SCALE: 1/4" = 1'

