

DATE SUBMITTED: 5-2-90

PERMIT # 35771

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

*x*

*x* BLDG ADDRESS: 260 1/4 27 1/2

SQ. FT. OF BLDG: 20x26 = 520

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 13566.0

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-251-02-022

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: JAMES A. PANNUNZIO

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 260 1/4 27 1/2

PHONE: 242-0983

DESCRIPTION OF WORK AND INTENDED USE:

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

Building A 20x26 GARAGE

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### FOR OFFICE USE ONLY

ZONE: RS-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' S 3' R 3'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Three foot setbacks on rear 1/2 of parcel

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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: 5-2-90

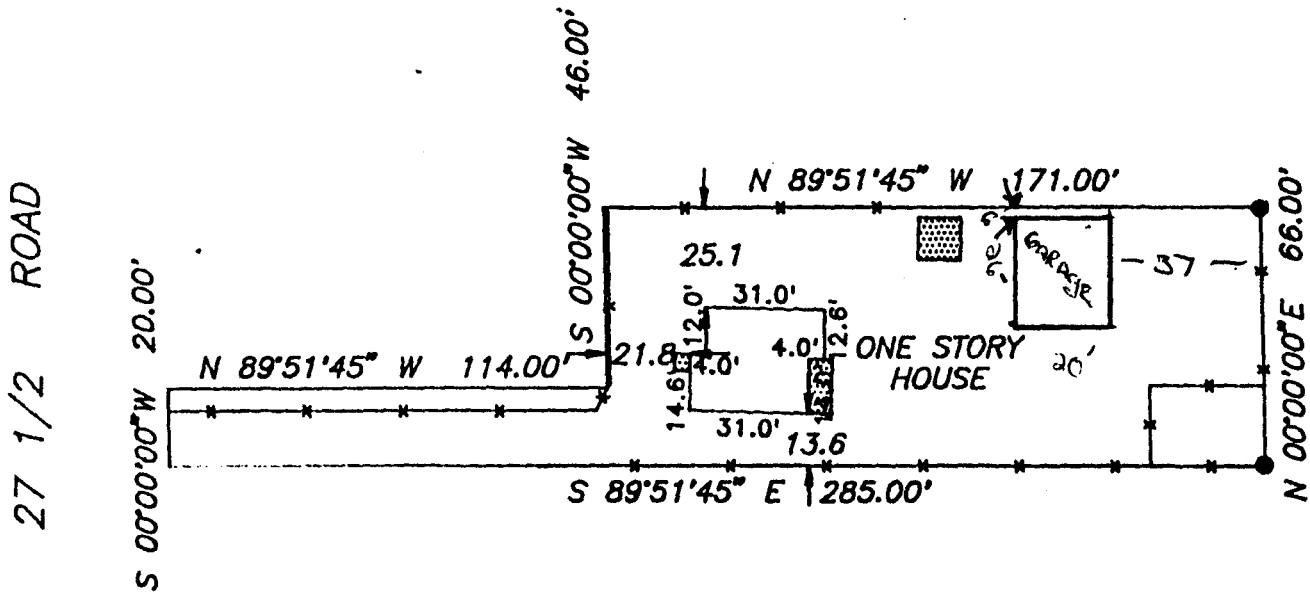
APPROVED BY: Andi Wetzel

James A. Pannunzio  
SIGNATURE

# IMPROVEMENT LOCATION CERTIFICATE

260 1/4 27 1/2 ROAD  
GRAND JUNCTION, COLORADO

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF LOT 7, COX'S SUBDIVISION, MESA COUNTY, COLORADO; THENCE S89°51'45"E 285 FEET; THENCE NORTH 66 FEET; THENCE N89°51'45"W 171 FEET; THENCE SOUTH 46 FEET; THENCE N89°51'45"W 114 FEET; THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING.



ACCEPTED 5-2-90 LAW  
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.

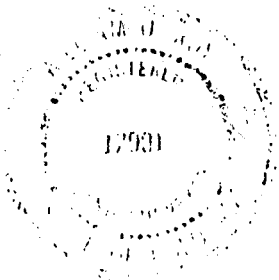
ALL SETBACK AND SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title, COMMITMENT NUMBER 90-4-77K.

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, 4-27-90 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 P.L.S. 12901



6301



SCALE: 1" = 50'

- - 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  
4-27-90

DRAWN BY  
Cj.v

DATE DRAWN  
4-27-90