

DATE SUBMITTED: Sept. 4, 1990

PERMIT # 36801

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 501 W. Colorado

SQ. FT. OF BLDG: 210.5

SUBDIVISION: Mobleys Subdivision

SQ. FT. OF LOT: 7519.5

FILING # \_\_\_\_\_ BLK # 10 LOT # 3

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

TAX SCHEDULE NUMBER:  
2945-154-21-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
3

PROPERTY OWNER: Riverside Baptist Church

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 502 W. Colorado

Residential

PHONE: 243 8541

DESCRIPTION OF WORK AND INTENDED USE:  
Relocate and Remodel Garage

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

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**FOR OFFICE USE ONLY**

ZONE: RSE-8

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

SETBACKS: F 45ft S 3ft R 3ft

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

MAXIMUM HEIGHT: 32ft

CENSUS TRACT #: 9

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

TRAFFIC ZONE: 11

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

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 9-5-90

APPROVED BY: Anna Wedzel

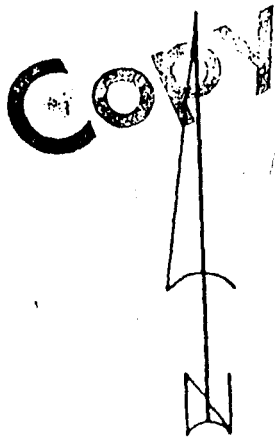
Dale Lindstrom  
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

505 WEST COLORADO AVE.

That part of Lot 3, Block 10, Mobley's Sub,  
that lies west of Plank Ave. Grand Junction,  
Mesa County, Colorado

WEST COLORADO AVE.

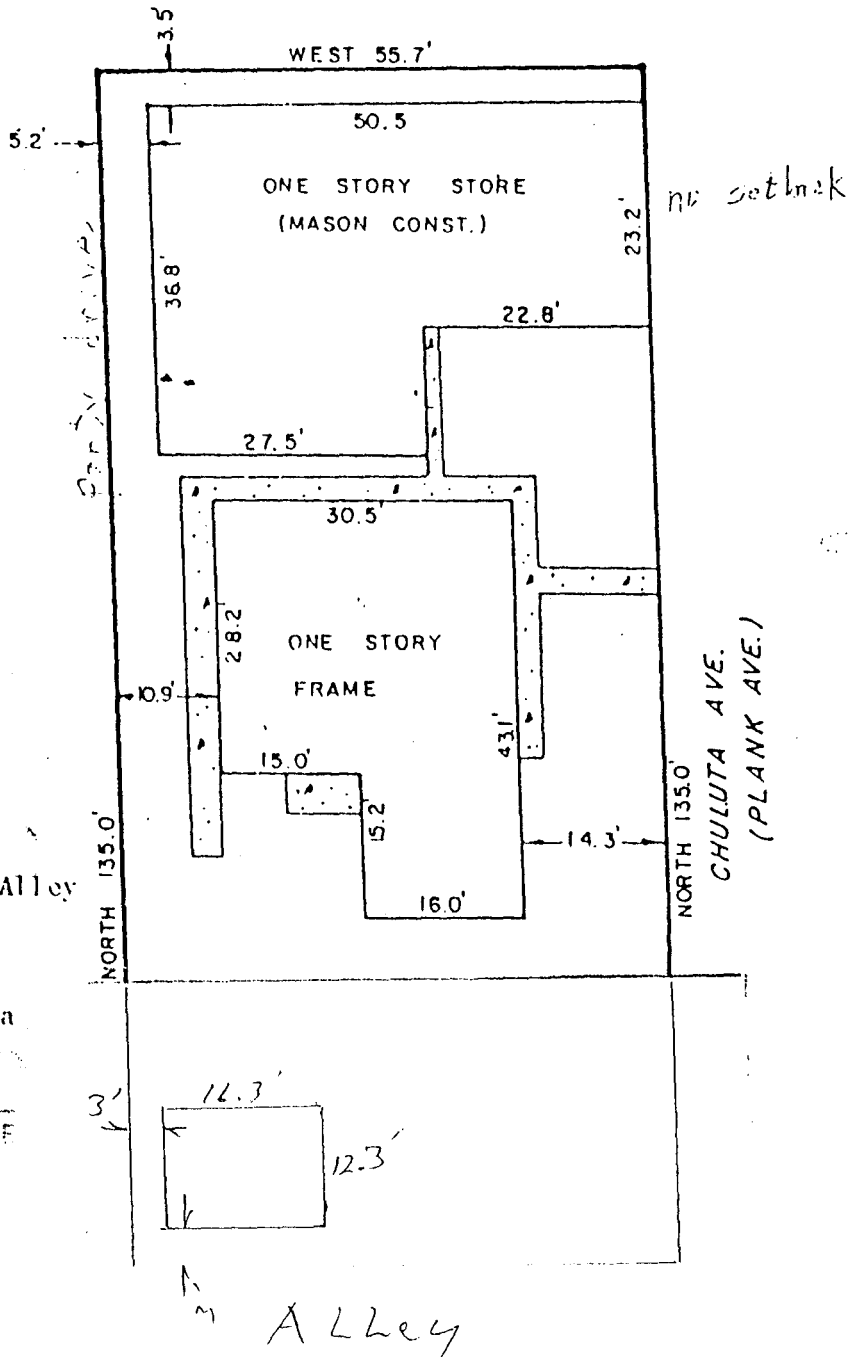


SCALE 1" = 20'

Note: Apparent easement for Alley and Utilities in South 10' of lot.

Plank Ave. is known as Chuluta

ACCEPTED *W 9/3/90 (LW)*  
ANY CHANGE OF DEVIATIONS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



I hereby certify that this improvement location certificate was prepared for Mesa Federal Savings & Loan, the improvement location being based on a previous survey that has been monumented by others, and that it is not to be relied upon for the establishment of fences, buildings, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 4/11/79, 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 an adjoining premises, except as indicated, and that there is no evidence or sign of any encroachment or encumbrance on part of said parcel, except as noted.

*William C. Roy*  
William C. Roy LS 12901

SURVEYIT

by Collins & Roy

Surveyed by: F.A.C.	Date surveyed: 4/11/79
Checked by: W.O.R.	Date checked: 4/11/79
Revision:	Scale: 1" = 20'

