

DATE SUBMITTED: 10/2/91

PERMIT NO. 40072

FEE \$ no fee

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1921 N. 17th

SQ. FT. OF BLDG: —

SUBDIVISION: Weaver Sub.

SQ. FT. OF LOT: —

FILING NO. — BLK NO. 1 LOT NO. 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-122-06-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Steve Lane

USE OF EXISTING BUILDINGS: house

ADDRESS: 1921 N. 17th

DESCRIPTION OF WORK AND INTENDED USE: 12' high chain link fence

TELEPHONE: 244-7346

**SUBMITTALS REQUIRED:** Two 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 BSF-8

FLOODPLAIN: YES — NO X

SETBACKS: FRONT —

GEOLOGIC HAZARD: YES — NO —

SIDE — REAR —

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT —

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: see file # 61-91 - Conditional Use Permit approved for 12' fence

*A source of the fence is on an easement - Utility Co. have no problem with this*

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Pearson  
Department Approval  
10/2/91  
Date Approved

[Signature]  
Applicant Signature  
2 Oct 91  
Date

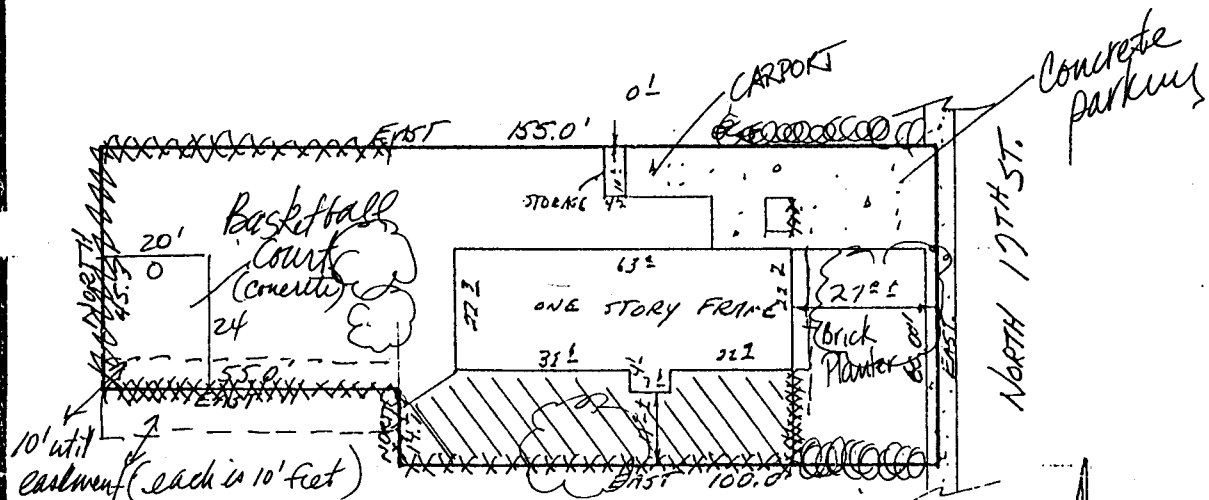
IMPROVEMENT LOCATION CERTIFICATE

Conditional Use

1921 North 17th Street  
Lot 9, Block 1 and the South 45.3 feet of the East 1/2 of Lot 13 Block 1, all  
in Weaver Subdivision, City of Grand Junction, Mesa County, Colorado.

ACCEPTED RP 10/2/91  
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 adjoining RF-8



NOTE: This property does not fall within any flood plain.  
Love Acct.  
Abstract & Title Co. #888140

SCALE 1"=30'  
NOT TO SCALE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
FBS 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  
UTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED  
PARCEL ON THIS DATE 9/08/89 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.

*[Signature]*

XXXX - 6' FOOT CEDAR FENCE

//// - REDWOOD DECK

○○○○ - small plants

⌒ - deciduous trees

MMMM - structure for approval (back stop/trellis)

Original  
Do NOT Remove  
From Office  
#61, 1