

DATE SUBMITTED: 8/8/91

PERMIT NO. 39463

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1245 CHIPOTA

SQ. FT. OF BLDG: 20' x 6'

SUBDIVISION: ~~294513209005~~

SQ. FT. OF LOT: 50' x 125'

FILING NO. BLK NO. 1 LOT NO. 11/12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 294513209005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Doug E. Sherry Baerhmet

USE OF EXISTING BUILDINGS: RESID.

ADDRESS: 1245 Chipota

DESCRIPTION OF WORK AND INTENDED USE: Garage Addition

TELEPHONE: 245-2268

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSE-5

FLOODPLAIN: YES NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES NO X

SIDE 4' REAR 25'

CENSUS TRACT: 7

MAXIMUM HEIGHT 20'

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

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.

Walter L. Caldwell
Department Approval

Doug Baerhmet
Applicant Signature

8/8/91
Date Approved

8-8-91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

IMPROVEMENT LOCATION CERTIFICATE

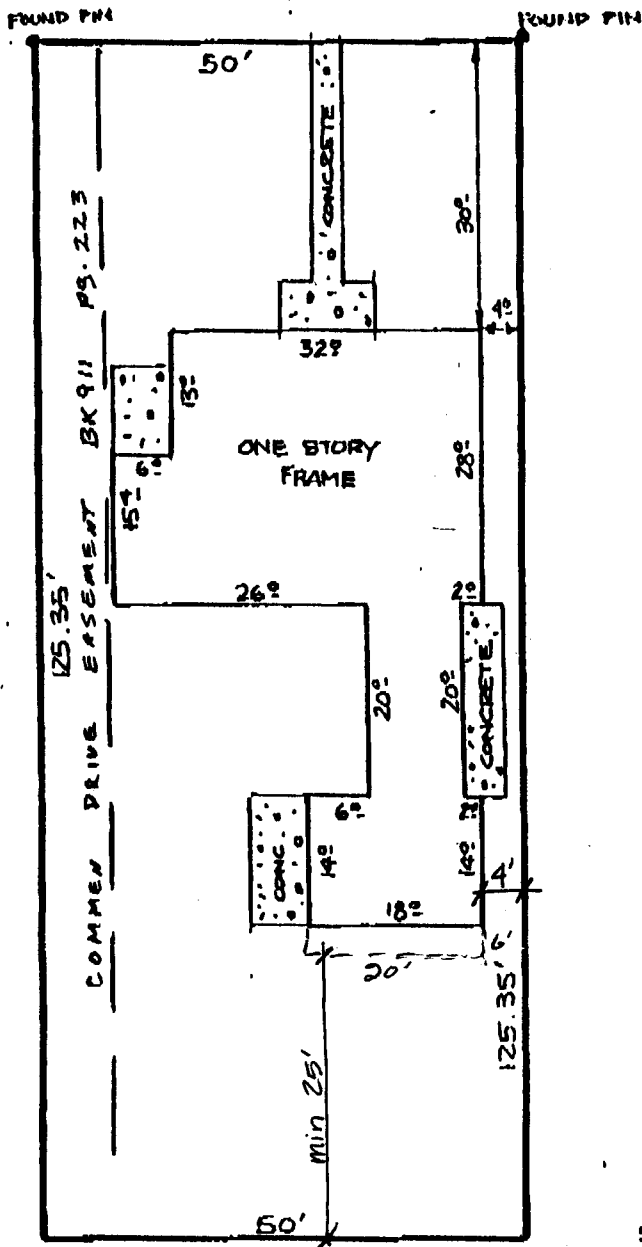
1245 CHIPETA AVENUE, GRAND JUNCTION,

LOTS 11 AND 12 IN BLOCK 1 OF DUNDEE PLACE, MESA COUNTY, COLORADO.

Western Colorado Title #91-3-103J

Barnhart Acct.

CHIPETA AVENUE



ACCEPTED KLA 8/8/91
 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.

SCALE 1 INCH = 20 FEET

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.R.S. Mortgage Corp., 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, 4/11/91 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.

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



SURVEYIT		MAILING: 2004 NORTH 12th. SUITE 7 GRAND JUNCTION, CO. 81501	
PHONE: 303-248-3777	<input checked="" type="checkbox"/> by GLENN		
SURVEYED BY: <u>K.G.</u>	DATE SURVEYED: <u>4-9-91</u>		
DRAWN BY: <u>L.T.</u>	DATE DRAWN: <u>4-11-91</u>		
REVISION:	SCALE: <u>1" = 20'</u>		