

DATE SUBMITTED: 8/5/91

PERMIT # 39839

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 520 Pinyon Ave

SQ. FT. OF BLDG: 960 + 600 = 1560 ^{new}

SUBDIVISION: Bookcliff Park

SQ. FT. OF LOT: 10,685

FILING # _____ BLK # 6 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-07-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2 (Includes Garage)

PROPERTY OWNER: Sam + Shaeal Hernandez

USE OF ALL EXISTING BUILDINGS:
yes

ADDRESS: 520 Pinyon Ave

PHONE: 241-6191

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.

Add 600 sq. ft. to Existing house for Single Family

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 10' Access: 3' S 5' R 10' 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 8/5/91 Kirsten L. Allwood

John Calvano

IMPROVEMENT LOCATION CERTIFICATE

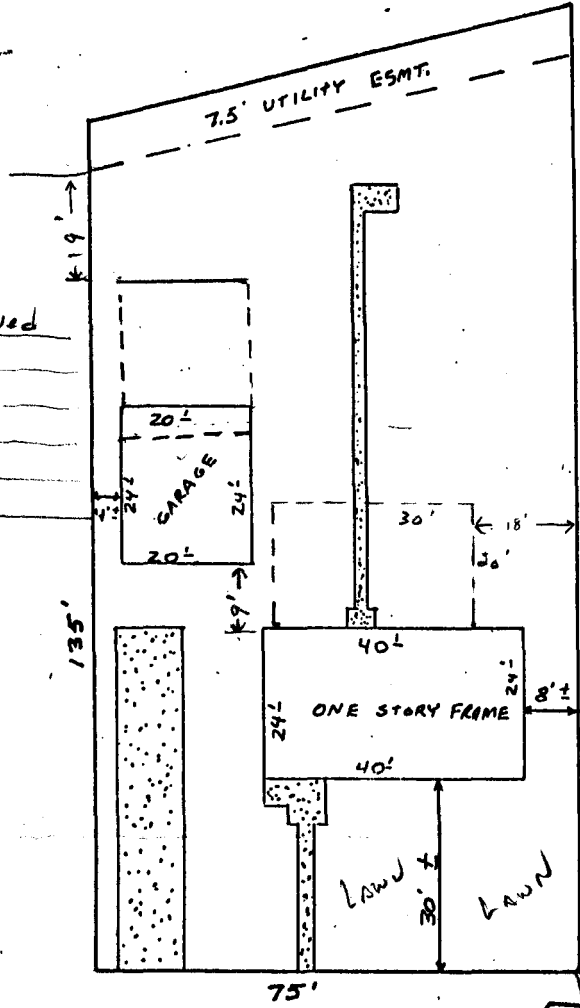
520 Pinyon Avenue
 Lot 14, Block 6, Bookcliff Park, Mesa County, CO

It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

SCALE: 1" = 30'
 ● PINS FOUND



Garage to Be moved
 20' with same
 4' Side setbacks
 Garage to be
 Located on new
 Concrete Pad



PINYON AVENUE

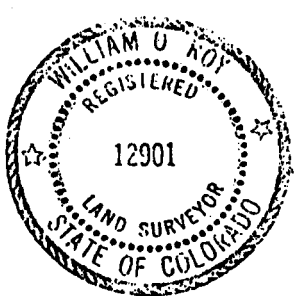
COPY

ACCEPTED *KKA 8/5/91*
 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.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Mortgage Corporation, 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, 7-21-87 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.

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

3831



CENTURY SURVEYING

P.O. BOX 356 GRAND JUNCTION, COLORADO
 (303) 241-2667

Surveyed by:	R.F.	Date surveyed:	7-21-87
Drawn by:	W.O.R.	Date Drawn:	7-22-87
Revision:		Scale:	1"=30'