

DATE SUBMITTED: 4/25/91

PERMIT # 38529

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

LOG ADDRESS: 1605 Pinyon Av.

SQ. FT. OF BLDG: 888 exist add = 320

SUBDIVISION: Weaver

SQ. FT. OF LOT: 12,700

FILING # \_\_\_\_\_ BLK # 1 LOT # want 1/2 lot 13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-122-06-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
3

PROPERTY OWNER: Ervin Lockert

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1605 Pinyon Av.

1 residence 2 garages -

PHONE: 241-1095

DESCRIPTION OF WORK AND INTENDED USE:  
Frame 16x20 Rec Rm addition

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

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: RSF-8

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

SETBACKS: F 20 S 5 R 15

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 28

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 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.

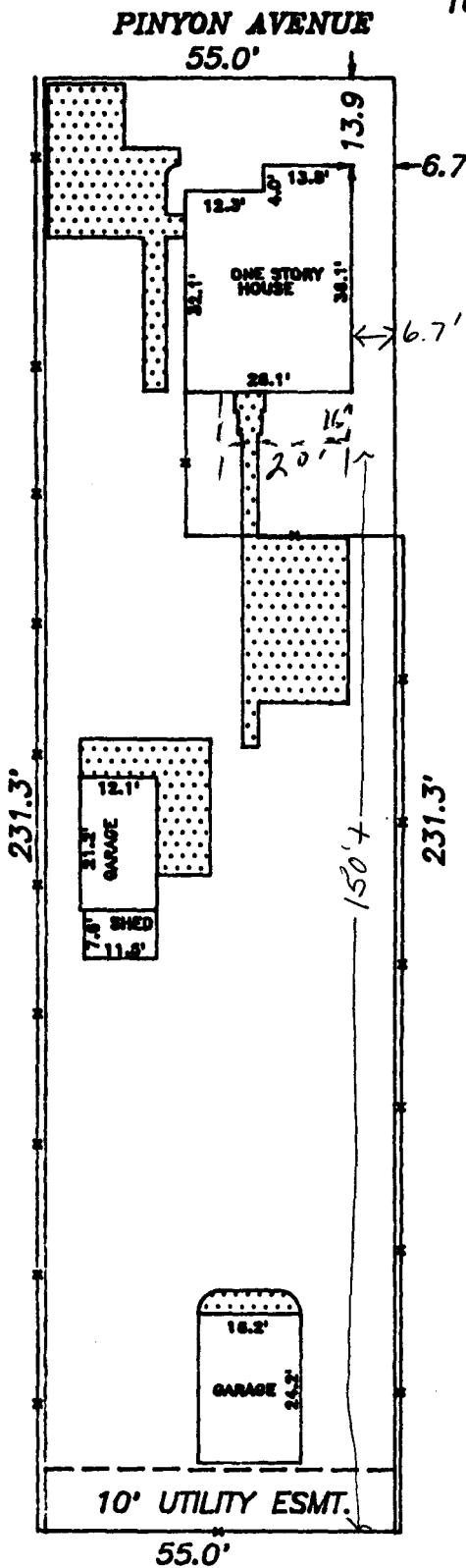
DATE APPROVED: 4/25/91

Ervin Lockert  
SIGNATURE

APPROVED BY: Robby Porter

# IMPROVEMENT LOCATION CERTIFICATE

1605 PINYON AVENUE, GRAND JUNCTION, COLORADO



THE WEST 1/2 OF LOT 13, BLOCK 1, WEAVER SUBDIVISION, MESA COUNTY, COLORADO

SETBACK & SIDERYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

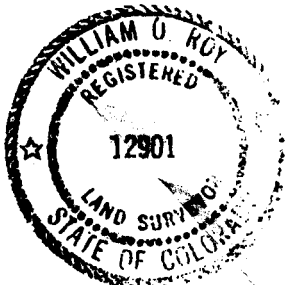
ACCEPTED *RP 4/25/91*  
 ANY CHANGES OR DETECTIONS MUST BE APPROVED BY THE CITY PLANNING DEPT. AND THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title  
 COMMITMENT NUMBER 91-3-66J

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, 4-9-91 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.

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



7147



SCALE: 1" = 30'

- = PINS FOUND
- = PINS SET

CENTURY SURVEYING

P.O. BOX 356, GRAND JCT., COLORADO 81502

TELEPHONE 303-241-2667

FIELD WORK

D.J.-L.D.

DATE FIELD WORK

4-9-91

DRAWN BY:

W.R.

DATE DRAWN:

4-10-91