

DATE SUBMITTED: Aug 30, 92

PERMIT NO. 42728 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 475 North 26th Gr. Jct. Co SQ. FT. OF BLDG: 768
81501

SUBDIVISION Mesa Gardens SQ. FT. OF LOT: 7200

FILING # _____ BLK # 7 LOT # 16 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-131-10-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Robert + Martha Sapp USE OF EXISTING BUILDINGS: Home (Living)

ADDRESS 475 North 26th Gr. Jct. Co

TELEPHONE: (303) 242-9559 DESCRIPTION OF WORK AND INTENDED USE: 2 Car garage + home workshop
81501

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-8 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES 3 NO _____

SIDE 3' REAR 3' CENSUS TRACT: 7 TRAFFIC ZONE: 38

MAXIMUM HEIGHT 32' PARKING REQ'MT _____

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

Aug 31, 92
Date Approved

8-31-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

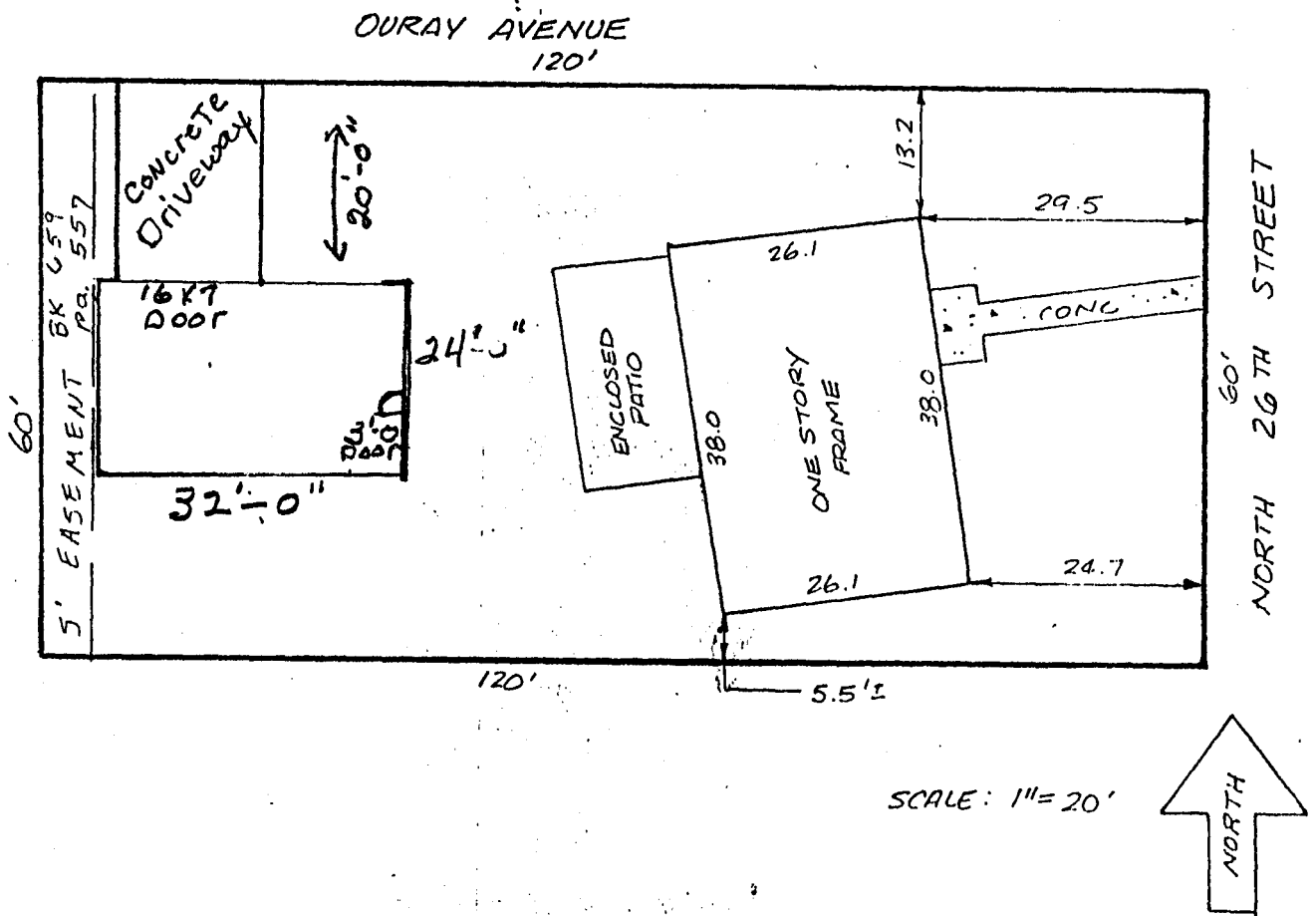
IMPROVEMENT LOCATION CERTIFICATE

475 NORTH 26TH STREET, GRAND JUNCTION,

LOT 16, BLOCK 7, MESA GARDENS,
MESA COUNTY, COLORADO.

Western Colorado Title #92-6-36J
Sapp Acct.

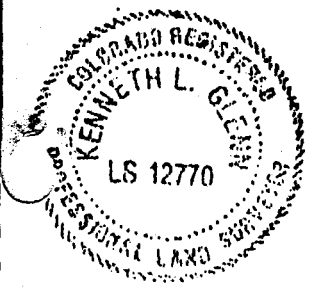
ACCEPTED *NW 8-31-92*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.




NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Centennial Savings Bank, 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 6.25.92 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.

FOUND PIN

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



SURVEYIT

PHONE: 303.245.3777 FAX: 241-4847  by GLENN

MAILING:
2004 NORTH 12th,
SUITE 7
GRAND JUNCTION, CO. 81501

SURVEYED BY: <i>B.H.</i>	DATE SURVEYED: <i>6-25-92</i>
DRAWN BY: <i>L.T.</i>	DATE DRAWN: <i>6-25-92</i>
REVISION:	SCALE: <i>1" = 20'</i>