DATE SUBMITTED: 5/26/92

PERMIT NO. ✓

FEE $ 5.00

no work done

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3010 Cloverdale CT

SQ. FT. OF BLDG: 282

SUBDIVISION Northridge Estates Filing #2

SQ. FT. OF LOT: 12510

FILING # 2 BLK # 5 LOT # 14

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-023-21-014

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER Paul Rienecke ✓

USE OF EXISTING BUILDINGS: home

ADDRESS PO Box 4862, Grand Junction

DESCRIPTION OF WORK AND INTENDED USE: storage shed

TELEPHONE: 242-3253

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

FOR OFFICE USE ONLY

ZONE RSF4

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT 45

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 7 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 20

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.

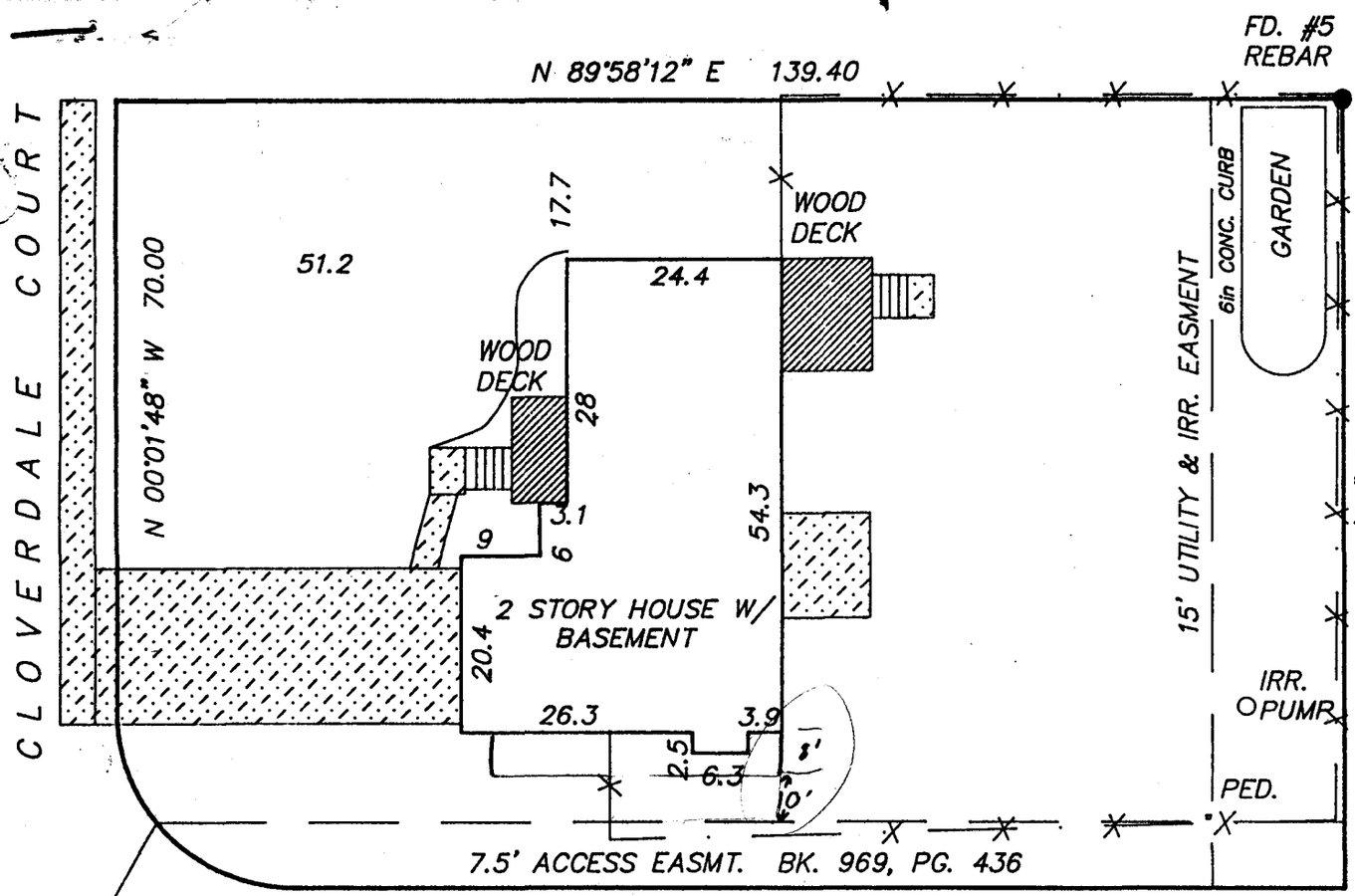
Angelic Barrett
Department Approval

Paul Rienecke
Applicant Signature

5/26/92
Date Approved

5-25-92
Date

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



DESCRIPTION:

LOT 14, BLOCK 5,
NORTHRIDGE ESTATES FILING NO. TWO
MESA COUNTY, COLO.

NOTICE:
THIS PROPERTY DOES NOT FALL
WITHIN THE 100 YEAR FLOOD PLAIN

N

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY OTHERS

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 2/12/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

MAX EUGENE MORRIS REGISTERED 16413 LAND SURVEYOR STATE OF COLORADO

2/13/92

Max E. Morris, Registered Colorado Land Surveyor #16413

IMPROVEMENT LOCATION CERTIFICATE

3010 CLOVERDALE COURT

FOR: RIENSCHE	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: DM MF
		DRAWN BY: MEM
SCALE: FEET 0 5 10 20 / 0 1 3 6 METERS		ACAD ID: RIEN
		SHEET NO.
DATE: 2/13/92		FILE: 92042.4