

DATE SUBMITTED: 7/8/92

PERMIT NO. 42286

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1421 GRAND AVE

SQ. FT. OF BLDG: 2048

SUBDIVISION KEITH'S ADDITION

SQ. FT. OF LOT: 50 X 128

FILING # _____ BLK # C LOT # 546

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-133-02-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER MARVIN L JACOBSON

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 1421 GRAND AVE

DESCRIPTION OF WORK AND INTENDED USE: ADDITIONAL ROOM FOR BATH

TELEPHONE: 245-0787

REQUIRED: Two 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 ✓

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 5' REAR 15'

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

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
7/8/92
Date Approved

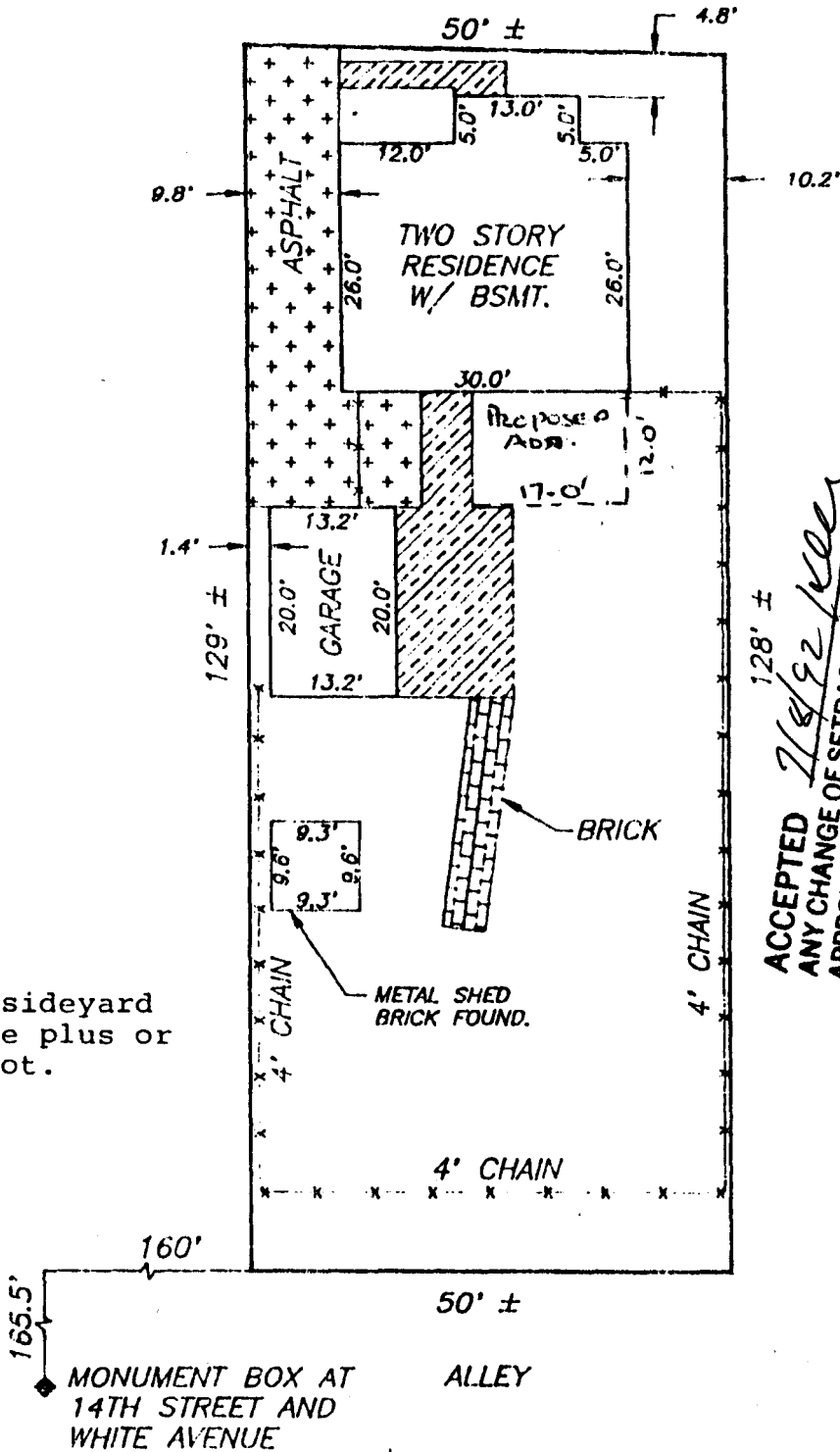
[Signature]
Applicant Signature
7-8-92
Date

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

IMPROVEMENT LOCATION CERTIFICATE

1421 GRAND AVENUE, GRAND JUNCTION, COLORADO
 LOTS 5 AND 6 IN BLOCK C, KEITH'S ADDITION TO THE CITY OF
 GRAND JUNCTION ACCORDING TO THE AMENDED PLAT THEREOF
 MESA COUNTY, COLORADO

GRAND AVENUE



Setback and sideyard distances are plus or minus one foot.

ACCEPTED 2/8/92
 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: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title Co. COMMITMENT NUMBER 89-2-136M

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa Federal Savings, 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, 3-24-89 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
 WILLIAM O. ROY P.L.S. 12901



#5303

SCALE: 1" = 20'

● - PINS FOUND
 ○ - PINS SET

CENTURY SURVEYING
 P.O. BOX 356, GRAND JCT., COLORADO 81502
 TELEPHONE 303-241-2667

FIELD WORK	C.A.K.	DATE FIELD WORK	3-24-89
DRAWN BY:	C.A.K.	DATE DRAWN:	3-27-89