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DATE	SUBMITTED: 12-21-92	1	, ,
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GRAND JUNCTION CO	MMUNITY DEVELOPMENT DEPARTMENT
BLDG ADDRESS 2420 Llawthurn	2058 SQ. FT. OF BLDG: 2058
SUBDIVISION Spring Valley	SQ. FT. OF LOT: /2,000
FILING # <u>5</u> BLK # <u>9</u> LOT # _	
TAX SCHEDULE # 2945-014-20-0	NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
	USE OF EXISTING BUILDINGS:
ADDRESS 2420 Hawthorns	DESCRIPTION OF WORK AND INTENDED LISE.
TELEPHONE: 243-2984	DESCRIPTION OF WORK AND INTENDED USE:
REQUIRED: Two plot plans showing parking, lands	caping, setbacks to all property lines, and all streets which abut the parcel.
*********************************	***************************************
FO	OR OFFICE USE ONLY
ZONE <u>RSF-5</u>	FLOODPLAIN: YES NO
ETBACKS: FRONT 20' min.	GEOLOGIC HAZARD: YES NO
SIDE 3' Kelen REAR 10' Name	CENSUS TRACT: TRAFFIC ZONE:
MAXIMUM HEIGHT 32	PARKING REQ'MT
LANDSCAPING/SCREENING REQUIRED:	SPECIAL CONDITIONS:
***************************************	***************************************
	pproved, in writing, by this Department. The structure approved by this Occupancy is issued by the Building Department (Section 307, Uniform
Any landscaping required by this permit shall be ma vegetation materials that die or are in an unhealthy	intained in an acceptable and healthy condition. The replacement of any condition shall be required.
I hereby acknowledge that I have read this application above. Failure to comply shall result in legal action	on and the above is correct, and I agree to comply with the requirements.
Department Approval	John Stamuelz Applicant Signature
12/5/100	12-21-97
	1 A ~ A I~~1 /

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

Date

Date Approved

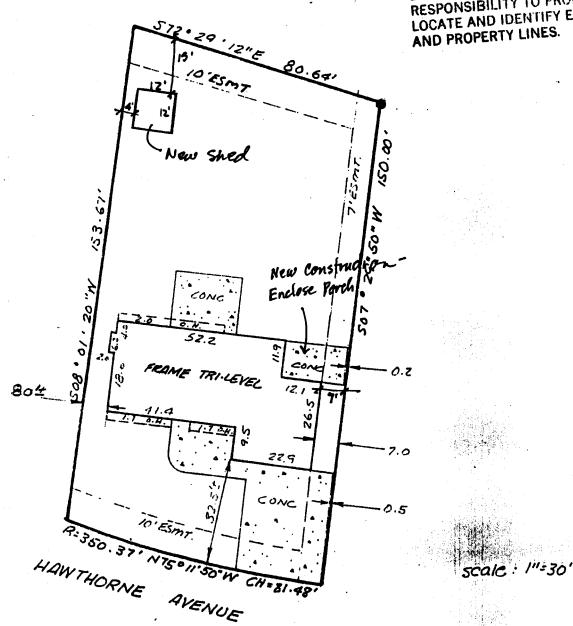
IMPROVEMENT LOCATION CERTIFICATE

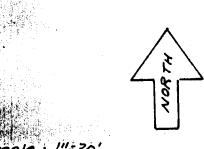
2420 HAWTHORNE AVENUE, GRAND JUNCTION,

LOT 7, BLOCK 9, PHEASANT RUN, FILING NO. FIVE, MESA COUNTY, COLORADO.

Abstract & title #891926 Hamrick Acct.

> ACCEPTED A. Barret ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS





NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Abstract & Title -Renee THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SUBVE . THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY AT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER PARCEL ON THIS DATE 9/7/92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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

unnetted D KENNETH L. GLENN R.L.S. 12770

PHONE : 303-245-3777	SUR	VEYIT by GLENN	MAILING: 2004 NORTH 12 th. SUITE 7 GRAND JUNCTION, CO. 81501
SURVEYED BY	BCH	DATE SURVE	YED: 18/92
DRAWN BY	Luia	DATE DRAWN	9/8/92
REVISION		SCALE	1"=30"