

DATE SUBMITTED: 2-25-92

PERMIT NO. 41368

FEE \$ no fee

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1603 WALNUT AVE

SQ. FT. OF BLDG: 8' x 35' 280 sq ft

SUBDIVISION WEAVER

SQ. FT. OF LOT: —

FILING # — BLK # 2 LOT # 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-122-05-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER CHARLES F RALEY

USE OF EXISTING BUILDINGS: SINGLE FAMILY RES. # garage

ADDRESS 1603 WALNUT AVE

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: D 245-1073  
2 242-5049

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

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**FOR OFFICE USE ONLY**

ZONE RSF-8

FLOODPLAIN: YES — NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES — NO ✓

SIDE 5 REAR 15

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32

PARKING REQ'MT 3

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS:  
see file # 13-92 Residential Sub-Unit -  
one existing door along Walnut to be removed

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.

Kathy Parker  
Department Approval

Paul Raley  
Applicant Signature

3/27/92  
Date Approved

3-27-92  
Date

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

IMPROVEMENT LOCATION CERTIFICATE

5

ADDRESS: 1603 Walnut Avenue  
Grand Junction, Colorado 81503

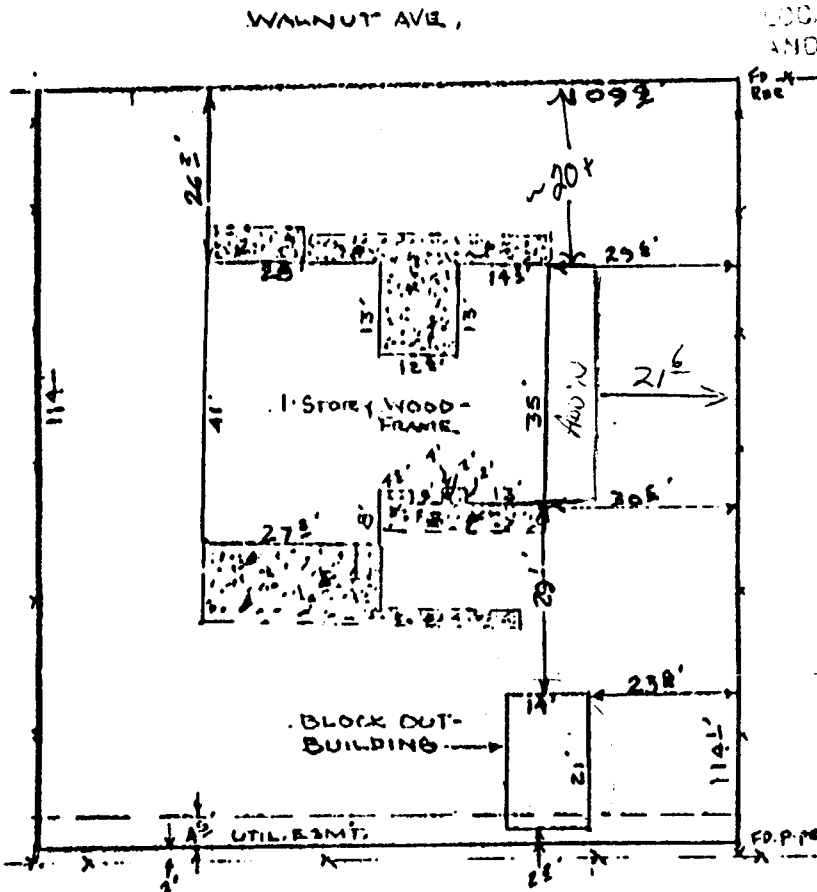
TITLE ("LEGAL") DESCRIPTION: Lot Twelve (12) in Block Two (2) of  
WEAVER SUBDIVISION, according to the official plat  
thereof recorded in Plat Book No. 8 at Page 69,  
Official Records of Mesa County, Colorado.

TITLE CO. & #: American Land Title Company #ALTC-4690

ACCOUNT: Charles F. Raley and Jacqueline L. Raley

FLOOD PLANE: Not in flood plane

ACCEPTED *KP 3/27/92*  
ANY OTHER...  
APPLICABLE...  
DEPT...  
REC...  
LOCAL... EASEMENTS  
AND PROPERTY LINES.



*103.7*  
*10070*  
*BASIC*  
*RATE*

Original  
Do NOT Remove  
From Office

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
American Land Title Company, 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 3/28/91 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.

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