

DATE SUBMITTED: 5-10-93

PERMIT NO. 44919V
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2015 N. 5TH

SQ. FT. OF BLDG: 18x22

SUBDIVISION BOOKCLIFF PARK

SQ. FT. OF LOT: 10125

FILING # 92-3-45 BLK # 4 LOT # 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-112-08-015

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER DAVID M. & MARIA J. VERBLE

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 2015 N 5TH

TELEPHONE: (303) 242-4264

DESCRIPTION OF WORK AND INTENDED USE: ADDING DETACHED GARAGE

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-5

FLOODPLAIN: DESIGNATED YES NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES NO

SIDE 3' REAR 10'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:
EAVE must be NO closer than 3' from property line

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

5/10/93
Date Approved

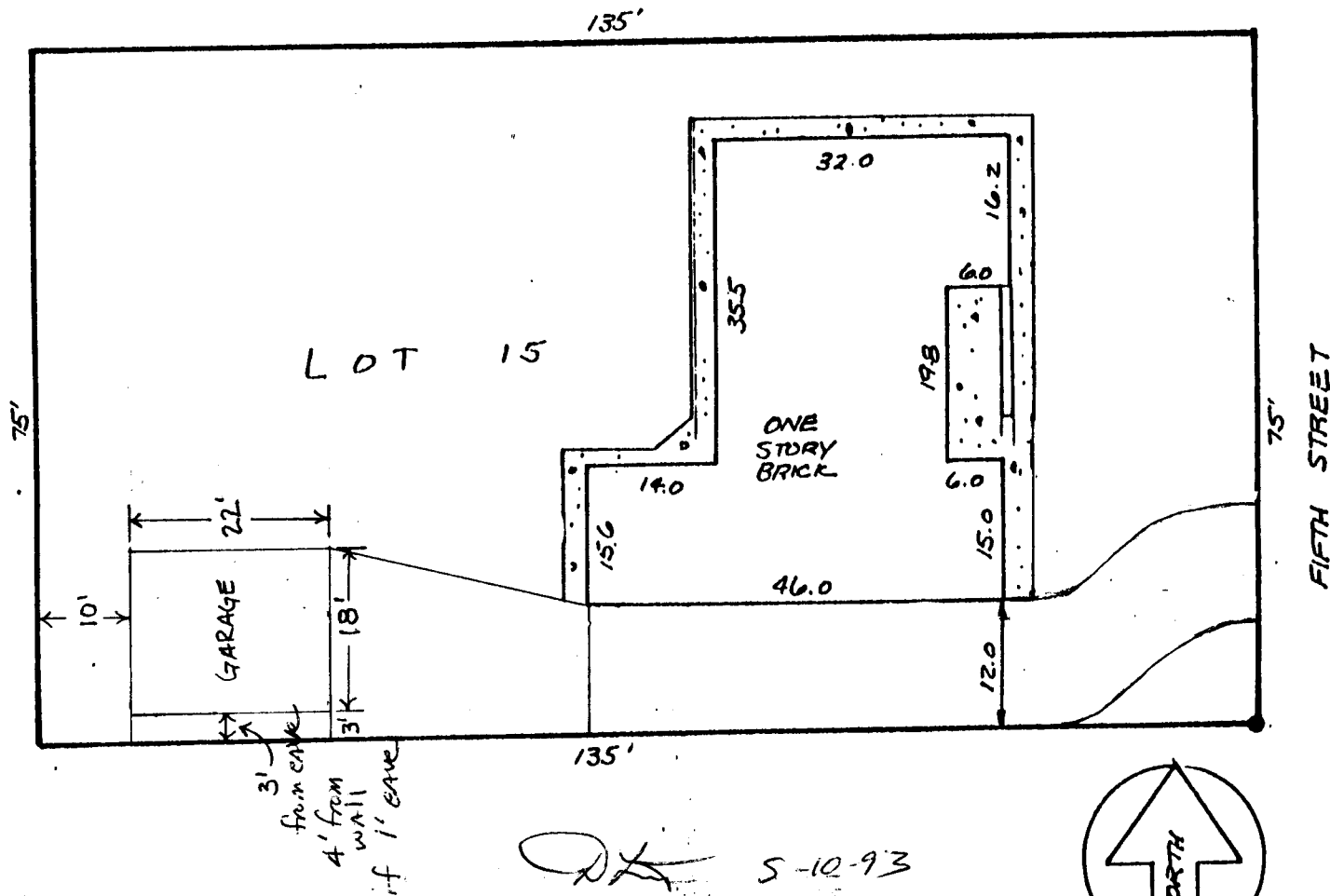
5-10-93
Date

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

IMPROVEMENT LOCATION CERTIFICATE

2015 NORTH 5th STREET, GRAND JUNCTION,

LOT 15 IN BLOCK 4 OF BOOKCLIFF PARK SUBDIVISION,
 MESA COUNTY, COLORADO.
 Western Colorado titl #92-3-45J
 Verble Acct.



SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
 Fidelity Mortgage, 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 4/1/92 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

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

PHONE: 303-245-3777 FAX: 241-4847

by GLENN

SURVEYED BY: B.H.

DATE SURVEYED: 3-31-92

DRAWN BY: L.T.

DATE DRAWN: 4-1-92

REVISION:

SCALE: 1" = 20'