

DATE SUBMITTED 10-27-93

BUILDING PERMIT NO. 46730
FEE \$ 5.00 ✓

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2015 N 5TH
SUBDIVISION BECKLIFF PARK
FILING _____ BLK 4 LOT 15
TAX SCHEDULE NO. 2945-112-08-015
OWNER DAVID M. VERBLE
ADDRESS 2015 N 5TH
TELEPHONE 242-4264

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 300
SQ. FT. OF EXISTING BLDG(S) 1354
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

DESCRIPTION OF WORK AND INTENDED USE:
CONVERT EXISTING 1-CAR GARAGE INTO A BEDROOM AND BATHROOM

REQUIRED: *Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.*

ZONE RSE-5
SETBACKS: Front 45' from property line or 20' from center of ROW, whichever is greater
Side 5' from property line
Rear 25' from property line
Maximum Height 32'
Maximum coverage of lot by structures 35%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 4 TRAFFIC ZONE 25
PARKING REQ'MT _____
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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Maria Petz*
Date Approved 10-27-93

Applicant Signature *David Vahl*
Date 10-27-93

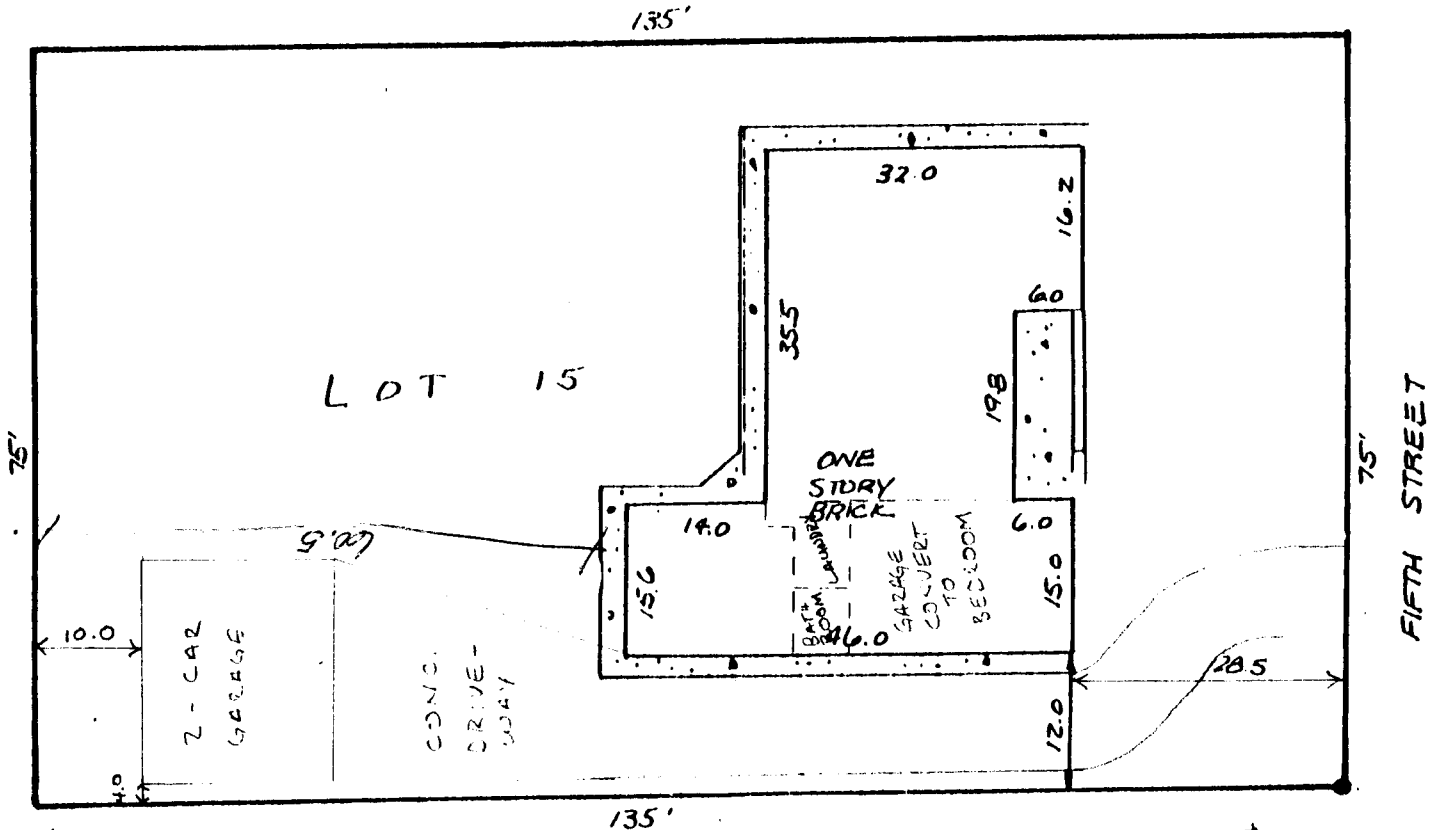
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

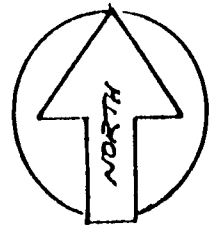
(Yellow: Customer)

(Pink: Building Department)

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



ACCEPTED MP 10-87-93
 ANY CHANGE OF RECORD FOR THIS
 APPROVED BY THE CITY ENGINEER AND
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



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

PHONE: 303-249-3777

FAX: 241-4847

by GLENN

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

SURVEYED BY:

13.11

DATE SURVEYED:

3/31/92

DRAWN BY:

13.11

DATE DRAWN:

4/1/92

REVISION:

SCALE:

1" = 20'