

DATE SUBMITTED 8/13/93

BUILDING PERMIT NO. 45945

FEE \$ 5.00

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

BLDG ADDRESS 2015 N. 9th St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

SUBDIVISION College

SQ. FT. OF EXISTING BLDG(S) ~2,000

FILING BLK B LOT 17 & 18

TAX SCHEDULE NO. 2945-111-07-008 NO. OF FAMILY UNITS 1

OWNER LARRY & CHERYL ANDEREGG

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 2015 N. 9th

DESCRIPTION OF WORK AND INTENDED USE:
WOOD FRAME PATIO COVER

TELEPHONE 241-1527

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 5 from property line

CENSUS TRACT 5 TRAFFIC ZONE 33

Rear 15 from property line

PARKING REQ'MT N/A

Maximum Height 32

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 [Signature]

Applicant Signature [Signature]

Date Approved 8/13/93

Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

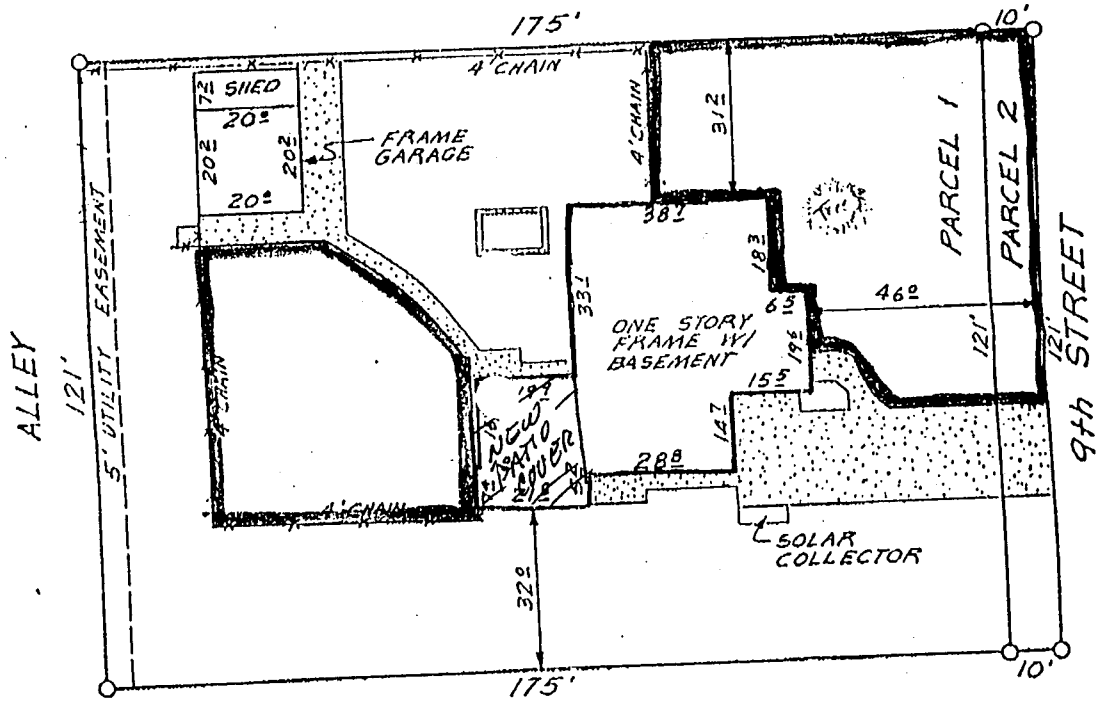
IMPROVEMENT LOCATION CERTIFICATE

2015 North 9th Street, Grand Junction, Colorado

Parcel 1:
The North 31 feet of Lot 18, and all of Lot 17, in Block "B"
of COLLEGE SUBDIVISION, in the City of Grand Junction,

Parcel 2:
The West 10 feet of Ninth Street adjacent to Lots 17 and 18
as vacated by Ordinance #1704 recorded October 26, 1977 in
Book 1124 at Page 700,

ALL IN MESA COUNTY, COLORADO.



NOTE: Drawing revised 12-08-88, Parcel 2 added and property corners set on Parcel 2.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title
COMMITMENT NUMBER 88-11-80E

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
Government Employees Credit, 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, 11-25-88 & 12-08-88;
EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE
NO ENCROACHMENTS UPON THE DESCRIBED PREMISES OR 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



#5096 & 5124

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

SCALE: 1" = 30'
● = PINS FOUND
○ = PINS SET

FIELD WORK	C.A.K. & S.J.	DATE FIELD WORK	11-25-88
DRAWN BY:	C.A.K.	DATE DRAWN:	11-28-88