

DATE SUBMITTED 8/13/93

BUILDING PERMIT NO. _____

FEE \$ 5.00

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

BLDG ADDRESS 2645 CHESTNUT DR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x24
SUBDIVISION Rolling Acres SQ. FT. OF EXISTING BLDG(S) HOUSE 2,400
FILING _____ BLK _____ LOT 19
TAX SCHEDULE NO. 2701-353-07-020 NO. OF FAMILY UNITS 1
OWNER John C KESTER Jr. NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 2645 CHESTNUT DRIVE DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 242-7029 Storage

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

ZONE RSF-2 DESIGNATED FLOODPLAIN: YES _____ NO
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO
Side 3' from property line CENSUS TRACT 10 TRAFFIC ZONE 17
Rear 3' 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 8-13-93

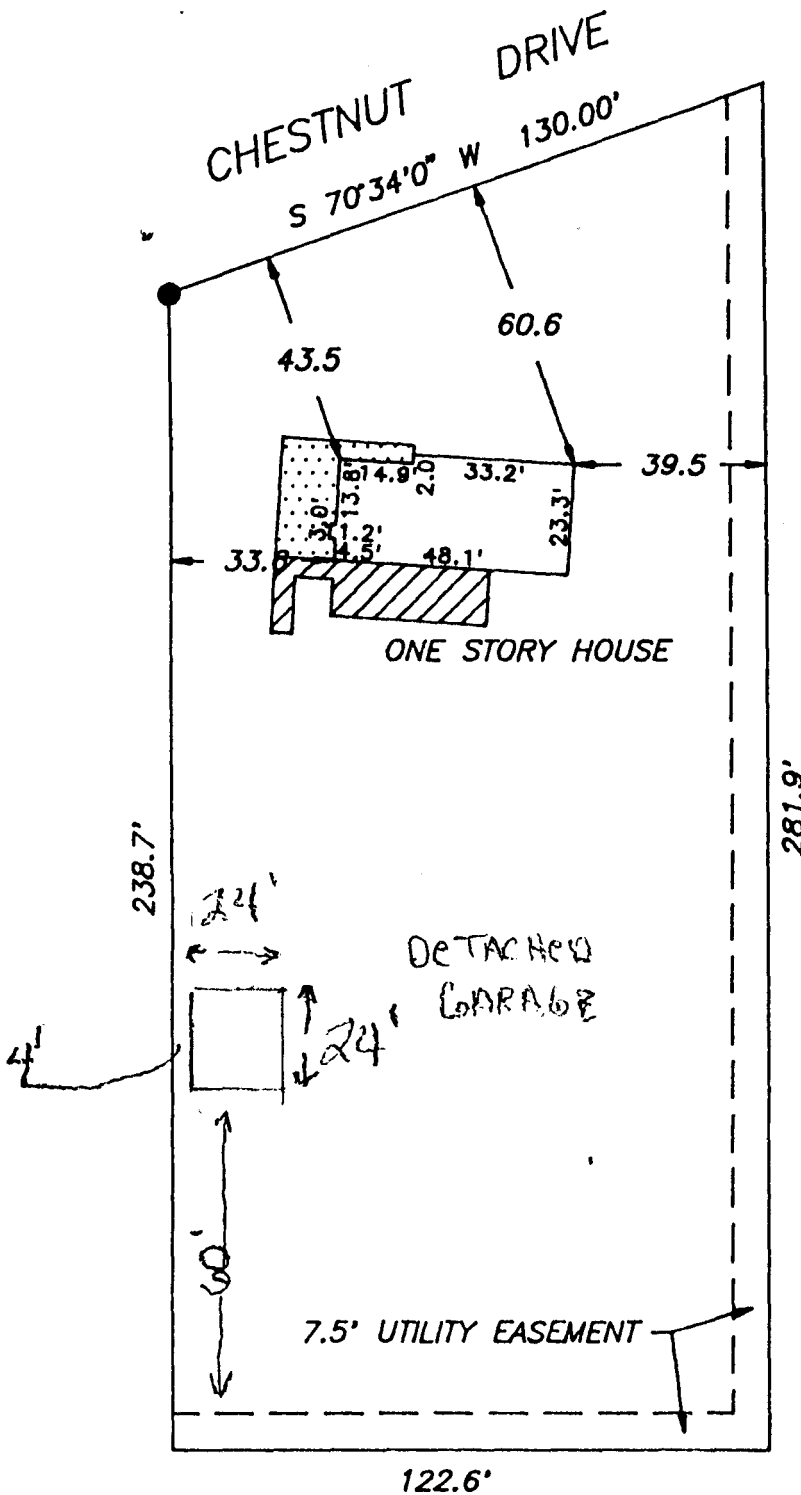
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

IMPROVEMENT LOCATION CERTIFICATE

2645 CHESTNUT DRIVE
GRAND JUNCTION, COLORADO

LOT 19, ROLLING ACRES
SUBDIVISION, MESA COUNTY,
COLORADO



ACCEPTED 8/13/93 *[Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ALL SETBACK AND SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Abstract & Title, COMMITMENT NUMBER 889336.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8-29-90 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

[Signature]
WILLIAM O. ROY P.L.S. 12901



6634

SCALE: 1" = 40'

● - PINS FOUND
○ - PINS SET

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

FIELD WORK	E.M.	DATE FIELD WORK	8-29-90
DRAWN BY:	C.V.	DATE DRAWN:	8-30-90



DATE SUBMITTED: 6-29-93

PERMIT NO. 45442 ✓

FEE \$ — 0 —

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2752 Cheyenne Dr.

SQ. FT. OF BLDG: _____

SUBDIVISION 12945 BAIT COE RD

SQ. FT. OF LOT: N/A

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-244-00-205

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

OWNER Walter + Lucinda Miller

USE OF EXISTING BUILDINGS: _____

ADDRESS 2752 Cheyenne Dr

TELEPHONE: (303) 245-7608

DESCRIPTION OF WORK AND INTENDED USE:
remove 3x4 window + put 4x7 window in its place

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-8

FLOODPLAIN: YES _____ NO _____

TBACKS: FRONT Remodel

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Interior REAR _____

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT Change

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: No in use

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 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.

Marcia Putz
Department Approval

Lucinda Miller
Applicant Signature

6-29-93
Date Approved

6-29-93
Date

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

