

DATE SUBMITTED 8/24/93

BUILDING PERMIT NO. none req'd  
FEE \$ 5.00 less than 30"ht.

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

BLDG ADDRESS 378 Chipeta

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100 SF Deck

SUBDIVISION Grand Junction

SQ. FT. OF EXISTING BLDG(S) 1300 SF

FILING \_\_\_\_\_ BLK 53 LOT 25 & 26

TAX SCHEDULE NO. 2945-142-27-013

NO. OF FAMILY UNITS 1

OWNER Tim + Nancy SPAGNA

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 378 Chipeta

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-1343

Small deck

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

ZONE RMF-64

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

Side 10 from property line

CENSUS TRACT 3 TRAFFIC ZONE 35

Rear 20 from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 32'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures 60%

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 Angelica Bault Applicant Signature Nancy Spagna

Date Approved 8/24/93 Date 8-24-93

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

(White: Planning)

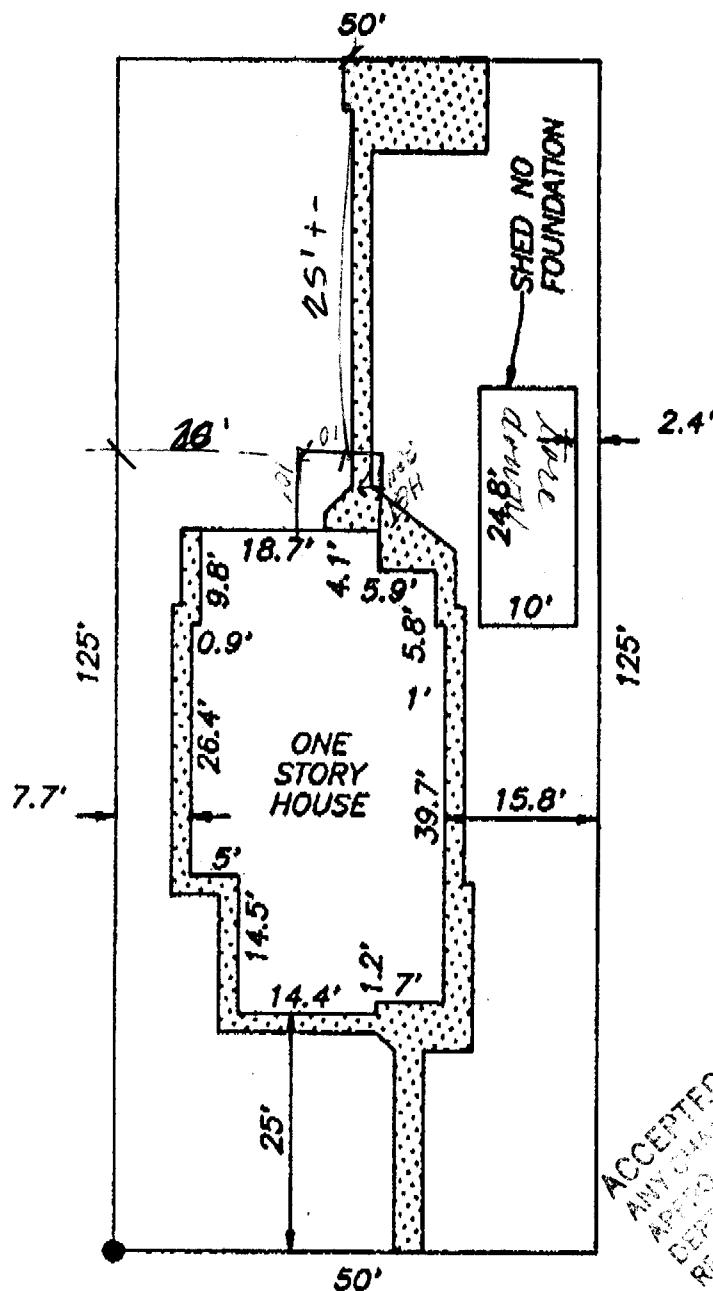
(Yellow: Customer)

(Pink: Building Department)

# IMPROVEMENT LOCATION CERTIFICATE

328 CHIPETA AVENUE  
GRAND JUNCTION, COLORADO

LOTS 25 AND 26, BLOCK 53  
CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO



ACCEPTED *A. Bassett*  
ANY CHANGES OF THE IMPROVEMENTS MUST BE  
APPROVED BY THE COUNTY ENGINEER. THE  
DEPARTMENT OF PUBLIC WORKS SHALL BE  
RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

## CHIPETA AVENUE

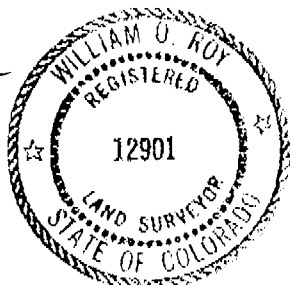
Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title  
COMMITMENT NUMBER 90-8-410

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Great American Bank, 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, 9-11-90 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.

*William D. Roy*  
WILLIAM D. ROY P.L.S. 12901



6669

N

SCALE: 1"=20'

● - 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	9-11-90
DRAWN BY	C. A. K.	DATE DRAWN	9-12-90