

DATE SUBMITTED Aug. 26, 1993

BUILDING PERMIT NO. 461001

FEE \$ 5.00

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

BLDG ADDRESS 694 26 1/2 Rd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 216
SUBDIVISION Crestridge Heights
FILING Section 2 Township Range BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 2,061

TAX SCHEDULE NO. 2945-021-03 005 NO. OF FAMILY UNITS 1

OWNER Dale & Susan Beede NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 694 26 1/2 Rd.

TELEPHONE 243-4730 DESCRIPTION OF WORK AND INTENDED USE:
Sun King - 245-9173 Interior Remodel and Storage Addition

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 45' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES NO

Side 15' from property line CENSUS TRACT 10 TRAFFIC ZONE 20

Rear 50' from property line PARKING REQ'MT _____

Maximum Height 32' SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 25%

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 Angeline Barrett Applicant Signature Jerry Metz

Date Approved 8/27/93 Date 8/27/93

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

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

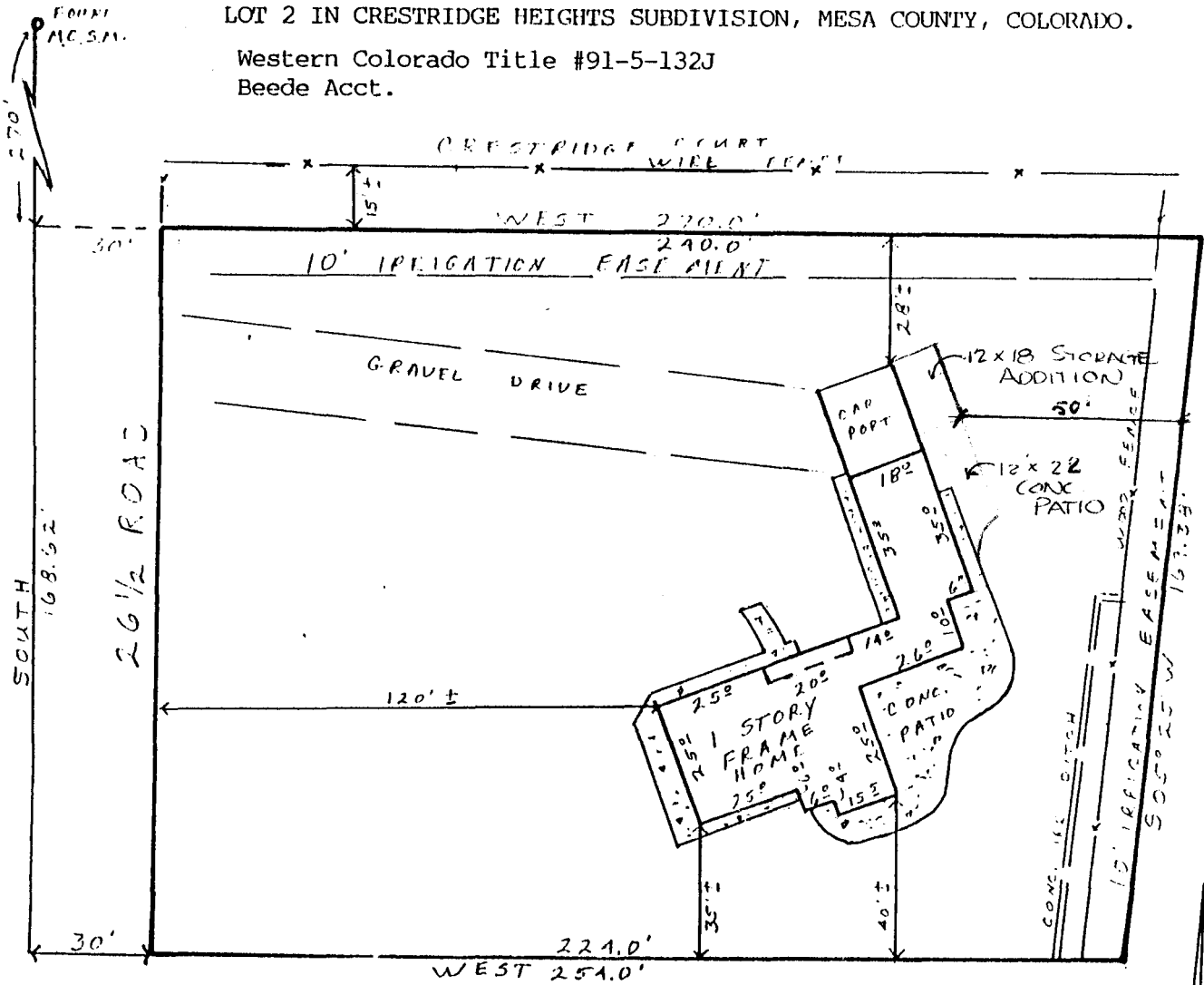
IMPROVEMENT LOCATION CERTIFICATE

694 26 1/2 ROAD, GRAND JUNCTION,

LOT 2 IN CRESTRIDGE HEIGHTS SUBDIVISION, MESA COUNTY, COLORADO.

Western Colorado Title #91-5-132J

Beede Acct.



ACCEPTED *Angeline Barrett*
 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.

N
 1" = 40'

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity mortgage Co. THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY, 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 6/05/91 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

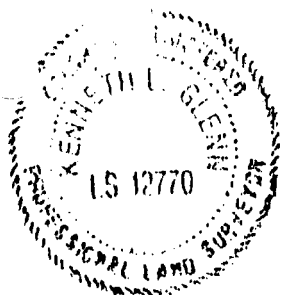
Kenneth L Glenn
 KENNETH L GLENN R.L.S. 12770

SURVEYIT

PHONE: 303-245-3777

by GLENN

MAILING: 2024 NORTH 12th, SUITE 7, GRAND JUNCTION, CO. 81501



SURVEYED BY:	K.G.	DATE SURVEYED:	6-04-91
DRAWN BY:	K.G.	DATE DRAWN:	6-05-91
REVISION:		SCALE:	1" = 40'