

DATE SUBMITTED 12/13/93

BUILDING PERMIT NO. ✓
FEE \$ 5.00

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

BLDG ADDRESS 3010 CLIVEDALE Ct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288 sq ft
SUBDIVISION NORTARIDGE #2
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
TAX SCHEDULE NO. 2945-023-21-014 NO. OF FAMILY UNITS 1
OWNER PAUL REINSCHE NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 3010 CLIVEDALE Ct
TELEPHONE WK-242-6550 DESCRIPTION OF WORK AND INTENDED USE:
8'x36' STORAGE AREA ON SOUTH SIDE

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

ZONE RSF-4 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X
Side 7' from property line CENSUS TRACT 10 TRAFFIC ZONE 20
Rear 20' from property line PARKING REQ'MT _____
Maximum Height 32' SPECIAL CONDITIONS: Appeal to Admin #93-8
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.

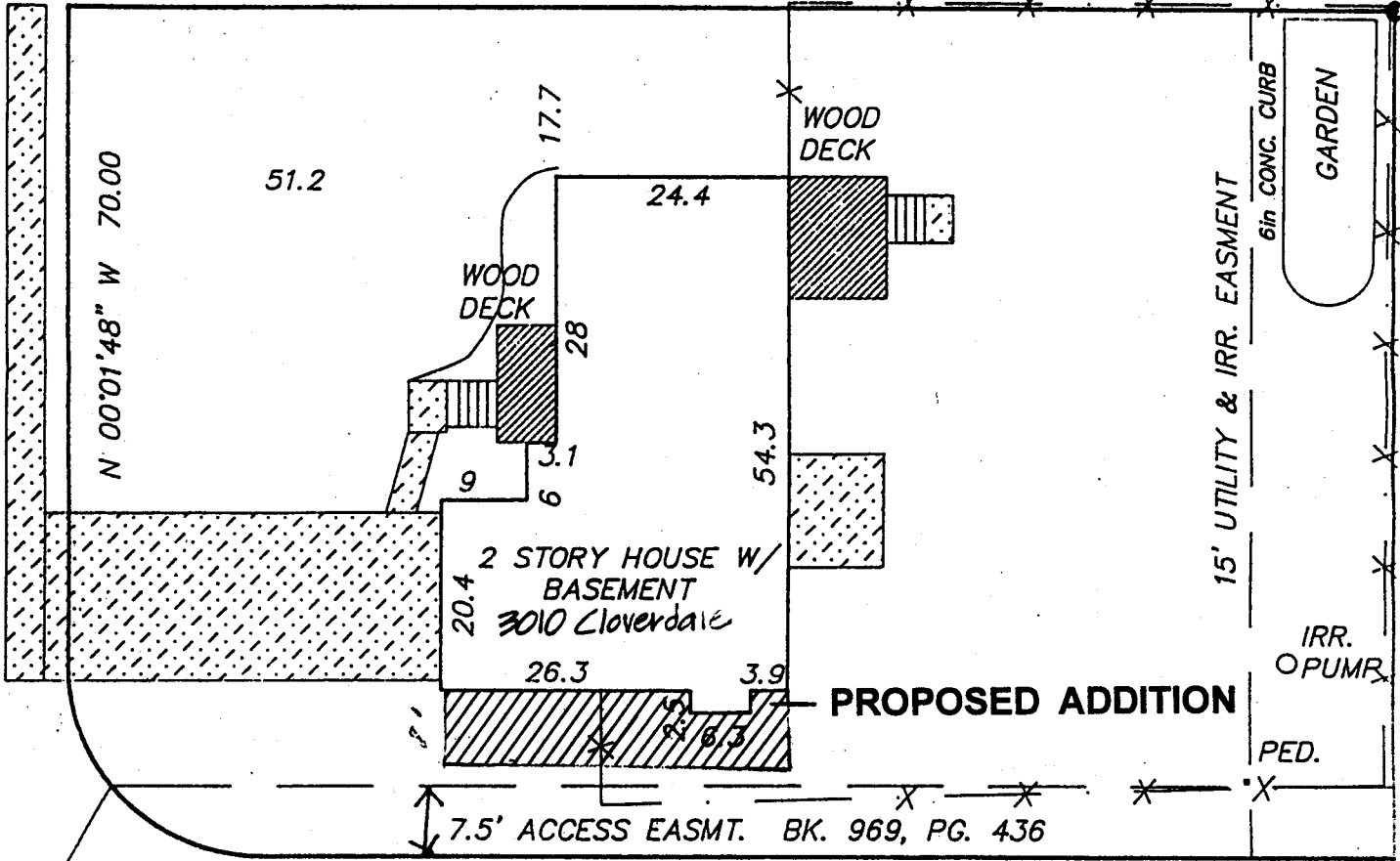
Department Approval Linton K. [Signature] Applicant Signature Joe Hawley
Date Approved 12/13/93 Date 12-13-1993

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

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

N 89°58'12" E 139.40

CLOVERDALE COURT



N 45°01'48" W
CH = 28.28'
R = 20.00'

S 89°58'12" W 119.38

DESCRIPTION:

LOT 14, BLOCK 5,
NORTHRIDGE ESTATES FILING NO. TWO
MESA COUNTY, COLO.

NOTICE:
THIS PROPERTY DOES NOT FALL
WITHIN THE 100 YEAR FLOOD PLAIN
ACCEPTED 12/13/93
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE OWNER'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY
OTHERS

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 2/12/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

[Handwritten signature]

