

DATE SUBMITTED: 5/28/93

PERMIT NO. \_\_\_\_\_

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2309 Hawthorne Ave SQ. FT. OF BLDG: 2212

SUBDIVISION Spring Valley SQ. FT. OF LOT: \_\_\_\_\_

FILING # 5 BLK # 10 LOT # 1 NO. OF FAMILY UNITS: one

TAX SCHEDULE # 2945-014-21-020 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: one

OWNER Virginia A Miller USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2309 Hawthorne Ave private residence

TELEPHONE: 241-8016 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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-5 FLOODPLAIN: Designated YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20' from Prop. line GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5' REAR 25' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ 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.

[Signature]  
Department Approval

5/28/93  
Date Approved

Virginia A Miller  
Applicant Signature

5/27/93  
Date

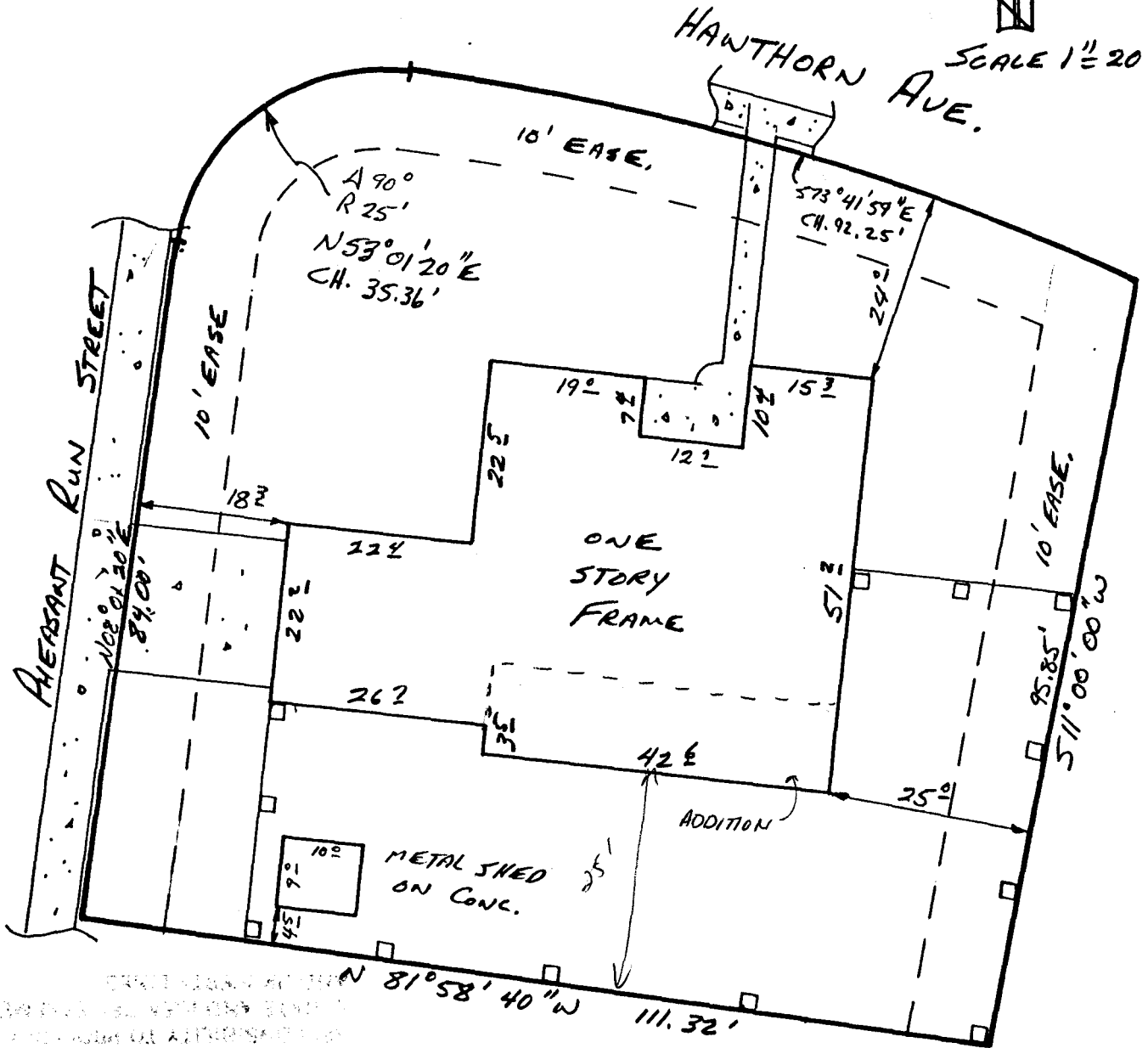
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

**IMPROVEMENT LOCATION CERTIFICATE**

2309 Hawthorn Avenue  
 Lot 1, Block 10, Replat of Lots 1 thru 14 and  
 Lot 28 Block 5, Lots 1 thru 7, Block 6, Lots  
 5 & 6, Block 9 and Lots 1 thru 7, Block 10,  
 Pheasant Run, Spring Valley-Filing No. Five,  
 Mesa County, Colorado.



SCALE 1" = 20'



NOTE: This property does not fall within any flood plain.  
 Miller Acct.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10/24/88 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.

*Francis A. Collins*  
 FRANCIS A. COLLINS, L.S. 17478



**SURVEYIT**

PHONE: 303-245-3777

by Collins

MAILING:  
 2004 NORTH 12th,  
 SUITE 9  
 GRAND JUNCTION, CO. 81501

SURVEYED BY: F.C.	DATE SURVEYED: 10/24/88
DRAWN BY: F.C.	DATE DRAWN: 10/25/88
REVISION:	SCALE: 1" = 20'