

DATE SUBMITTED: 3-30-93

PERMIT NO. 44550

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1238 Wellington

SQ. FT. OF BLDG: 480'

SUBDIVISION Fairmount S45.

SQ. FT. OF LOT: 12000

FILING # _____ BLK # 4 LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-122-B-00-032

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER James Alter

USE OF EXISTING BUILDINGS: Residence/Garage

ADDRESS 1238 Wellington Ave

DESCRIPTION OF WORK AND INTENDED USE: New Garage

TELEPHONE: 243-6239

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE BF-8

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 45' 8'

GEOLOGIC HAZARD: YES _____ NO

SIDE 3 REAR 3

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32'

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

James R. Alter
Applicant Signature

3-30-93
Date Approved

3-30-93
Date

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

IMPROVEMENT LOCATION CERTIFICATE

1238 WELLINGTON AVENUE, GRAND JUNCTION, COLORADO

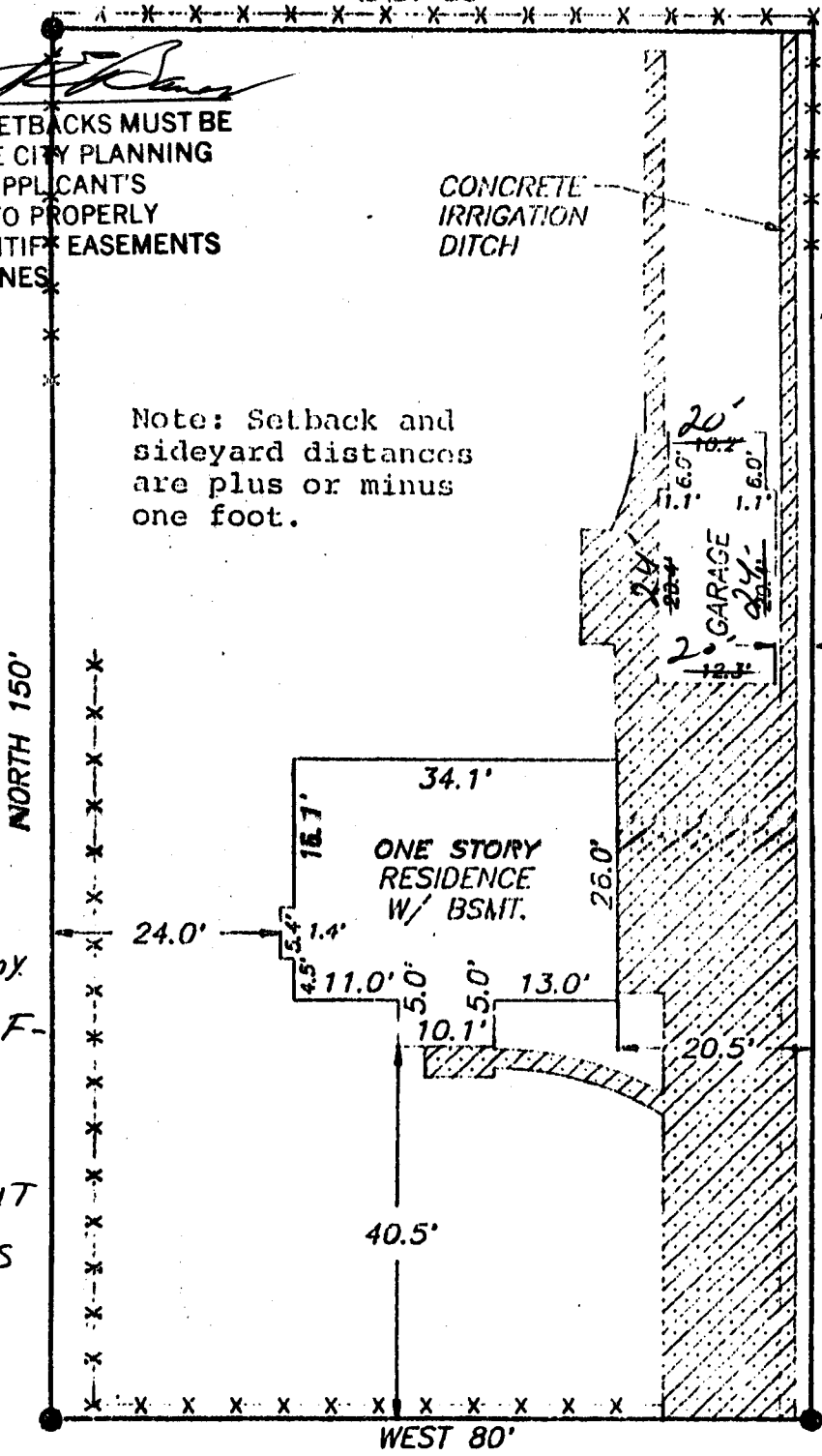
BEGINNING AT THE SE CORNER OF THE WEST 1/2 OF BLOCK 11, FAIRMOUNT SUBDIVISION, THENCE WEST 80 FEET, THENCE NORTH 150 FEET, THENCE EAST 80 FEET, THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING, EXCEPT ROAD RIGHT OF WAYS, MESA COUNTY, COLORADO.

EAST 80'

ACCEPTED
 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.

Note: Setback and sideyard distances are plus or minus one foot.

Owned by Dillon Real Estate Company. Zoning is RSF-8. (Residential). It would be very difficult to change this zoning.



\$70.00 average gas and electric Bill per month. (combined)

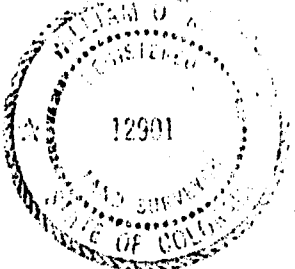
WELLINGTON AVENUE

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY American Land Title Co. COMMITMENT NUMBER ALTC-3188

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Great American Savings, 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, 7-19-89 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 O. Roy
 WILLIAM O. ROY P.L.S. 12901



#5567

SCALE: 1" = 20'

● = PINS FOUND
 ○ = PINS SET

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

FIELD WORK	Kadel	DATE FIELD WORK	7-19-89
DRAWN BY:	Kadel	DATE DRAWN:	7-20-89