

DATE SUBMITTED 3-24-94

BUILDING PERMIT NO. 48194
FEE \$ 500

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

BLDG ADDRESS 1924 N. 5th St. SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2700~~ 11x22
SUBDIVISION _____
FILING _____ BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2100
TAX SCHEDULE NO. 2945-112-06-001 NO. OF FAMILY UNITS 1
OWNER MICHAEL S RYAN NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
ADDRESS 1924 N 5, GJ CO
TELEPHONE 245-5024 DESCRIPTION OF WORK AND INTENDED USE:
existing house - new addition on back-

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

ZONE R8F-5 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater
Side 5' from property line GEOLOGIC HAZARD: YES _____ NO _____
Rear 25' from property line CENSUS TRACT 4 TRAFFIC ZONE 25
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____
Maximum Height 32'
Maximum coverage of lot by structures 35%

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 Ronnie Edwards Applicant Signature Michael S Ryan
Date Approved 3-24-94 Date 3-24-94

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

1924 NORTH 5TH STREET, GRAND JUNCTION,

LOT 1 IN BLOCK 7 OF BUCKCLIFF PARK SUBDIVISION,
MESA COUNTY, COLORADO.

Meridian Land Title #12291
Ryan Acct.

244-1430
330 N 5

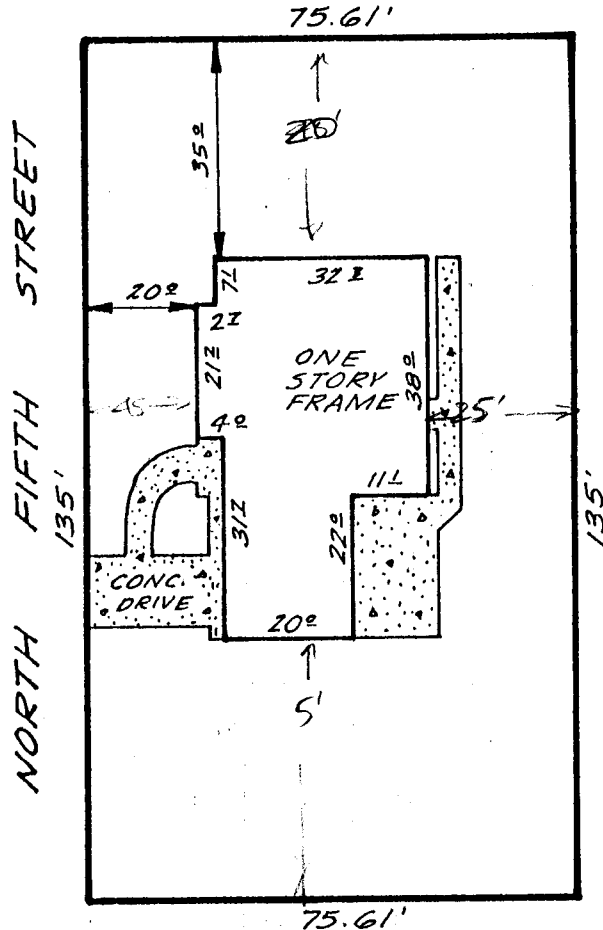
5' on sides

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.

Stedward 3/24/92
PKP
DT

PINYON AVE.



Scale: 1" = 30'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Colorado National 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 11/13/92 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.

● = FOUND PIN

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

SURVEYIT

MAILING:
2004 NORTH 12th,
SUITE 7
GRAND JUNCTION, CO. 81501

PHONE:
303-245-3777

by GLENN

SURVEYED BY:

B.H.

DATE SURVEYED:

11-13-92

DRAWN BY:

L.R.

DATE DRAWN:

11-13-92

REVISION:

SCALE:

1" = 30'