

DATE SUBMITTED 3/29/94

BUILDING PERMIT NO. 48290
FEE \$ 5.00

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

BLDG ADDRESS 1305 Juniper St
SUBDIVISION Monument Hgts Sub.
FILING BLK 5 LOT 4
TAX SCHEDULE NO. 2945-104(D)-14-007
OWNER Edward D. Anderson
ADDRESS 1305 Juniper St
TELEPHONE 243-0271

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24' X 26'
SQ. FT. OF EXISTING BLDG(S) 24' X 44'
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
DESCRIPTION OF WORK AND INTENDED USE:
New Garage

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

^{E114}
_{2/29/94}
ZONE ~~RSF-8~~ RMF-64

DESIGNATED FLOODPLAIN: YES NO X
GEOLOGIC HAZARD: YES NO
CENSUS TRACT 4 TRAFFIC ZONE 10
PARKING REQ'MT
SPECIAL CONDITIONS:

SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 3' from property line
Rear 3' from property line
Maximum Height ~~40'~~ 36'
Maximum coverage of lot by structures 60%

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 *R. Edwards* Applicant Signature *Edward D. Anderson*
Date Approved 3/29/94 Date March 29, 1994

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

1305 JUNIPER STREET, GRAND JUNCTION, COLORADO

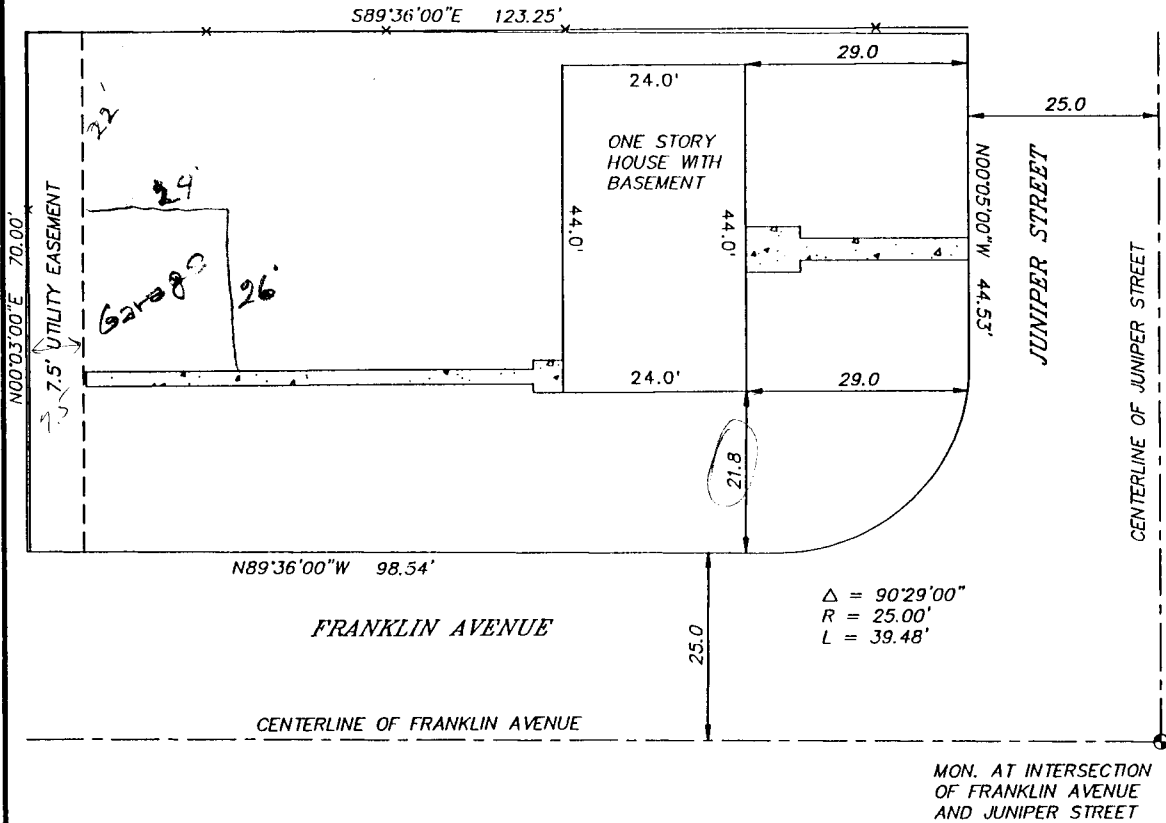
LOT 4 IN BLOCK 5 ACCORDING TO THE REPLAT OF BLOCKS 1, 5, 6 AND 7 OF MONUMENT HEIGHTS
SUBDIVISION, IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

ACCEPTED

R. S. Edwards

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: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY MERIDIAN LAND TITLE
COMMITMENT NUMBER 14601

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 12-9-93 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.

By: *William O. Roy*
William O. Roy P.L.S. 12901

Date: 12-10-93

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER

080115 0460 B

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

JOB NO. 8131



SCALE: 1" = 20'

● = PINS FOUND
○ = PINS SET

