

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO.

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1923 2nd CT N TAX SCHEDULE NO. 2945-112-21-003  
SUBDIVISION MT View Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 420<sup>0</sup>  
FILING \_\_\_\_\_ BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 900 up - 900 down  
(1) OWNER Tom HALTER NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1923 2nd CT N. NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT TERRY LAESOW USE OF EXISTING BLDGS RGS  
(2) ADDRESS 761 tulip DR 81506 DESCRIPTION OF WORK AND INTENDED USE: Family Rm  
(2) TELEPHONE 245-9657 Bath - Room

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-5 Maximum coverage of lot by structures 35%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 5' from PL Rear 25' from PL  
Maximum Height 32'  
CENS.T. 4 T.ZONE 25 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Terry Laesow Date 6-7-95  
Department Approval Pomie Edwards Date 6-7-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3015-1650-05-5

Utility Accounting [Signature] Date 6-7-95

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

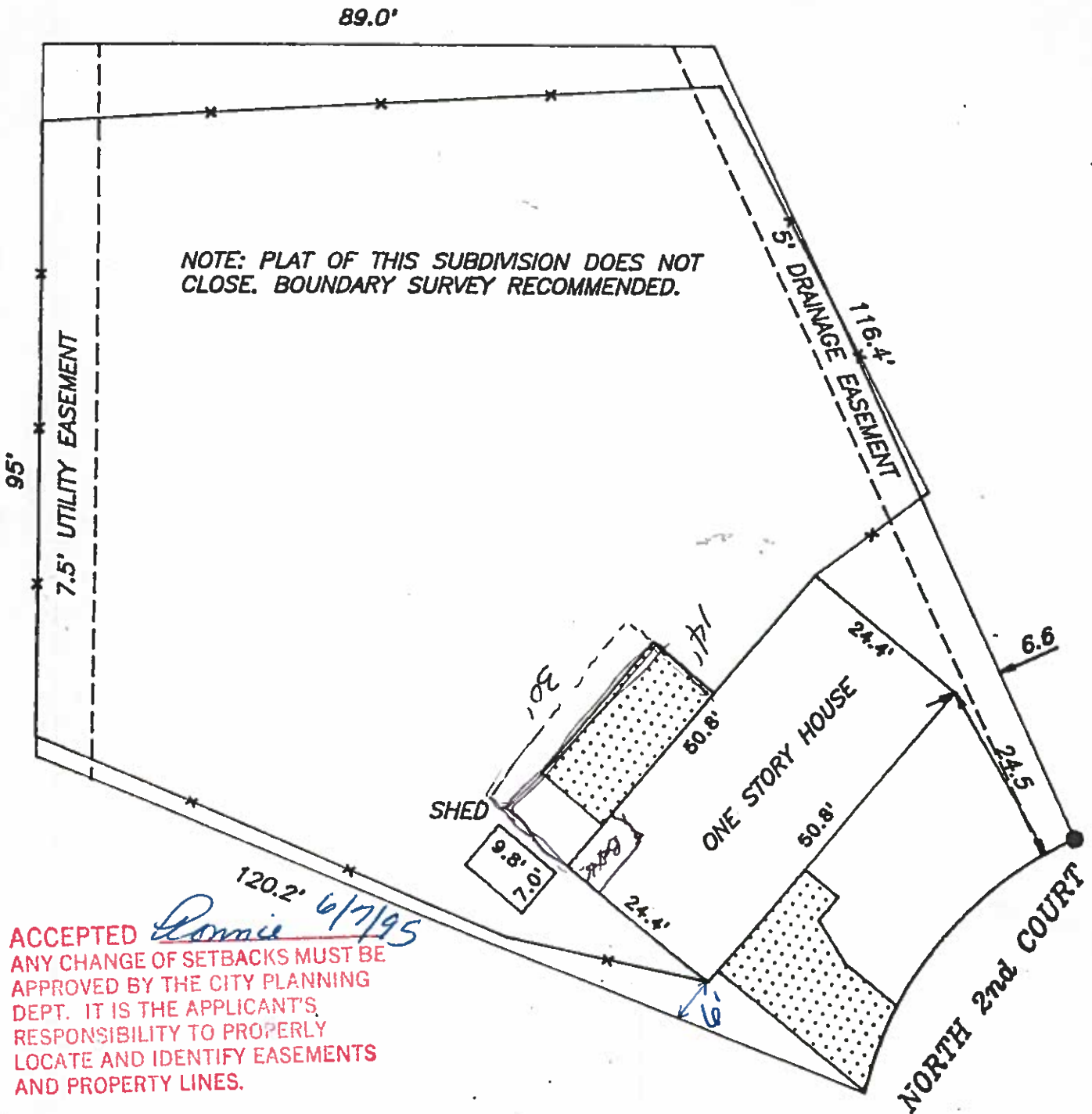
TTL DEPT RECORD AFTER CLOSING 8/19/91

# IMPROVEMENT LOCATION CERTIFICATE

1923 NORTH 2nd COURT, GRAND JUNCTION, COLORADO

LOT 3, BLOCK 1, MT. VIEW ADDITION TO THE CITY OF GRAND JUNCTION  
ACCORDING TO THE AMENDED PLAT THEREOF, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS TWO FEET.



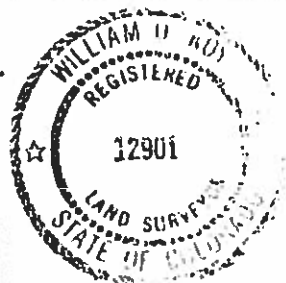
**ACCEPTED** *Ronnie 6/7/95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Meridian Land Title  
 COMMITMENT NUMBER 10955

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8-13-91 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



7507

↑ N

SCALE: 1" = 20'

● - PINS FOUND  
 ○ - PINS SET

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

FIELD WORK	D. J. - L. D.	DATE FIELD WORK	8-13-91
DRAWN BY:	W. R.	DATE DRAWN:	8-15-91