

FEE \$	N/C
TCP \$	0

BLDG PERMIT NO. 59695

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3004-0600-15-4



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 101 mesa Ave TAX SCHEDULE NO. 2945-113-03-001
 SUBDIVISION Sherwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING 94-1-166K 6 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1600^{sq} ±
 (1) OWNER Adelmo F. Gallegos NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 101 mesa Ave
 (1) TELEPHONE 241-6790 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Adelmo F. Gallegos USE OF EXISTING BLDGS residence
 (2) ADDRESS 101 mesa Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-6790 interior remodel

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) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions garage changed to bedrooms & extension of L.R.
 Maximum Height 32' CENSUS TRACT 3 TRAFFIC ZONE 35

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 Adelmo F Gallegos Date 10-4-96
 Department Approval Ronnie Edwards Date 10-4-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Attendant Date 10-4-96

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

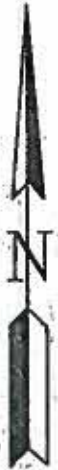
IMPROVEMENT LOCATION CERTIFICATE

101 MESA AVENUE

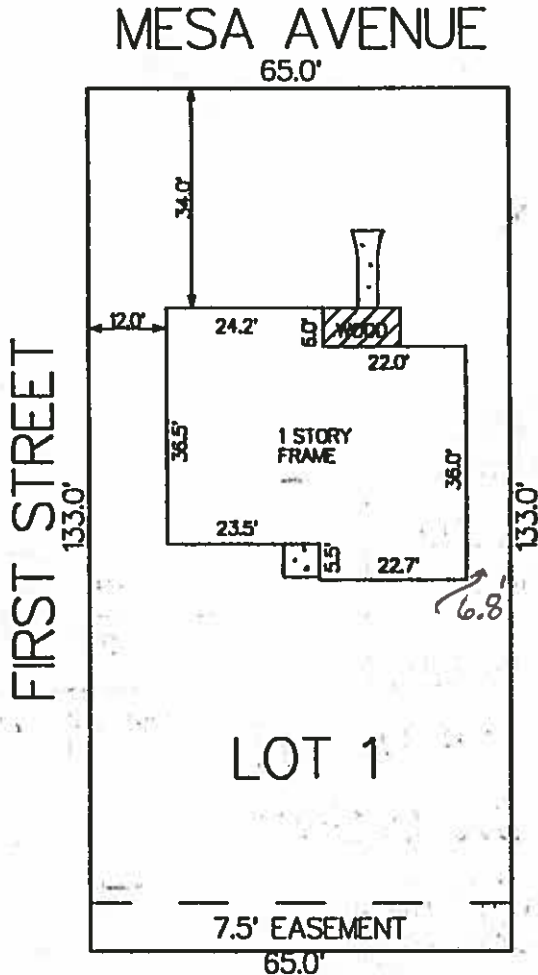
WESTERN COLORADO TITLE #94-1-166M
DeWEESE ACCT.

LOT 1 IN BLOCK 6 OF SHERWOOD ADDITION, MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 10/4/96*
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.



SCALE: 1" = 30'



ALLEY

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/21/94, 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.

● = FOUND PIN

Barry L Haag
BARRY L HAAG P.L.S. #27266



SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847



by GLENN

MAILING:
2004 NORTH 12th
SUITE 17
GRAND JUNCTION, CO. 81501

SURVEYED BY:	B.H.	DATE SURVEYED:	2/21/94
DRAWN BY:	J.G.	DATE DRAWN:	2/21/94
REVISION:		SCALE:	1" = 30'