

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 725 Belford  
SUBDIVISION: City of B.J.  
FILING # \_\_\_\_\_ BLK # 18 LOT # 11+1/2-12  
TAX SCHEDULE NUMBER:  
2945-141-11-003-004  
PROPERTY OWNER: Bob Faith  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

SQ FT OF BLDG: 768  
SQ FT OF LOT: 9375  
NUMBER OF FAMILY UNITS: 1  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2  
USE OF ALL EXISTING BUILDINGS: 1 Family Dwelling

DESCRIPTION OF WORK AND INTENDED USE:  
Move House on + Remodel for 1 unit Dwelling

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: RMF 32  
SETBACKS: F 20 S 10 R 20  
RIGHT OF WAY: \_\_\_\_\_  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQUIRED: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_

FLOOD PLAIN: YES  NO  
GEOLOGIC HAZARD: YES  NO  
CENSUS TRACT NUMBER: 2  
SPECIAL CONDITIONS: 6 parking Spaces Required

\*\*\*\*\*

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

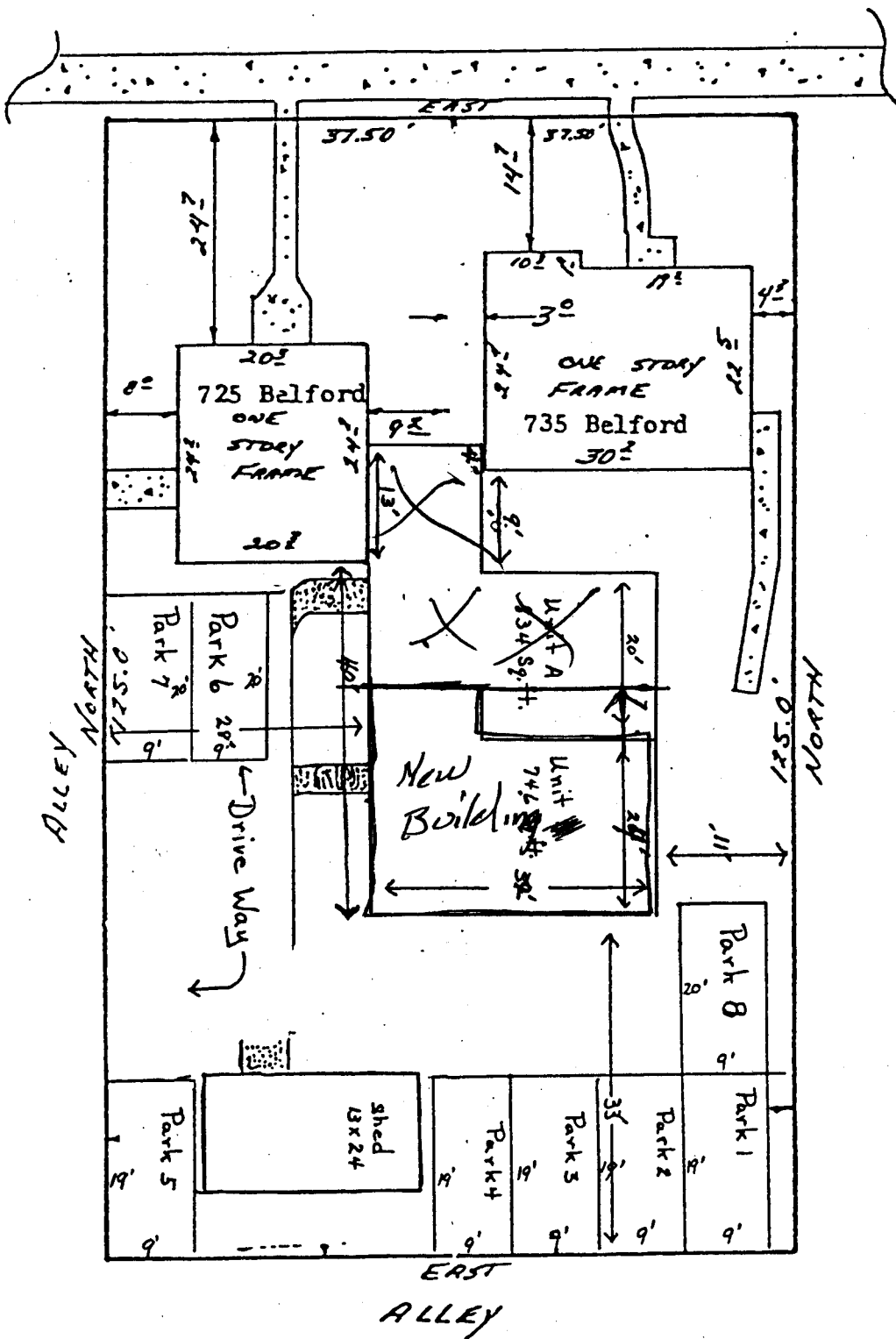
DATE APPROVED: 9/6/83  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

725 Belford Avenue  
 Lot 11 and the West 1/2 of Lot 12,  
 Block 16, City of Grand Junction,  
 Mesa County, Colorado

735 Belford Avenue  
 Lot 13 and the East 1/2 of Lot 12,  
 Block 16, City of Grand Junction,  
 Mesa County, Colorado

BELFORD AVENUE.



NORTH  
 SCALE 1"=20'  
 F.W.D. PROP. COR.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Bob Faith, 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 LINE. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 3/12/81, 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.

*Francis Albert Collins*

FRANCIS ALBERT COLLINS L.S. 17478

SURVEYIT



by Collins & Roy

434-59

BOX 181, CLIFTON, COLO.

Surveyed by: F.A.C.

Date surveyed: 3/12/81

Drawn by: F.A.C.

Date Drawn: 3/16/81

Revisions:

Scale: 1"=20'

