

DATE SUBMITTED: 10/20/92

10/20/92

PERMIT NO. 43266

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1251 Elm Ave

SQ. FT. OF BLDG: 1470 approx

SUBDIVISION Henderson Heights

SQ. FT. OF LOT: 9375

FILING # _____ BLK # 2 LOT # 13,14,15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-123-15-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Louis Shere

USE OF EXISTING BUILDINGS: residence

ADDRESS 1251 Elm Ave

DESCRIPTION OF WORK AND INTENDED USE: add carpet & porch cover

TELEPHONE: 242-7142

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10 REAR 20

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Angeline Barrett
Department Approval

Thomas D. [Signature]
Applicant Signature

10/20/92
Date Approved

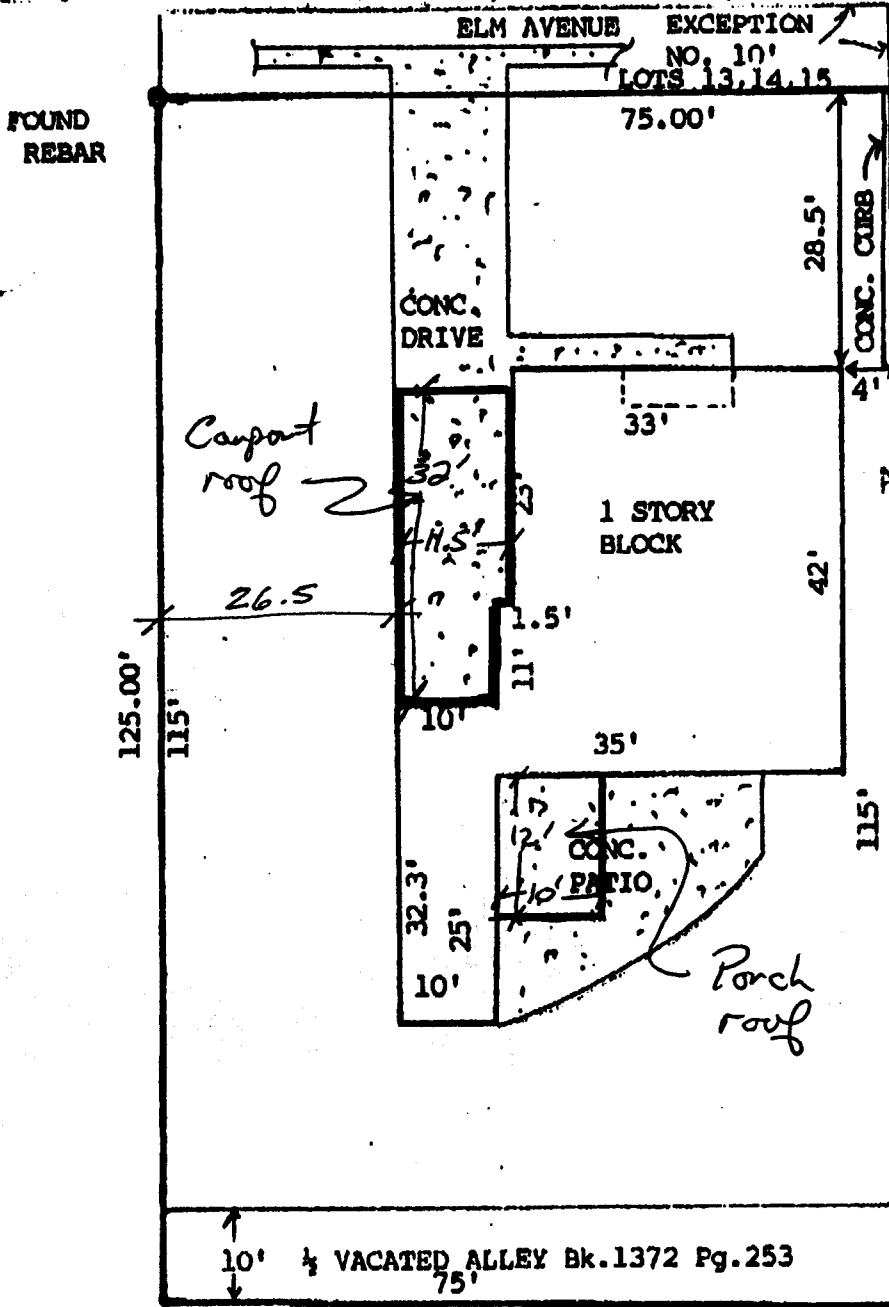
10/20/92
Date

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

IMPROVEMENT LOCATION CERTIFICATE

Lots 13, 14 and 15, Block 2,
 Amended Plat of HENDERSON HEIGHTS,
 EXCEPT the North 10 feet thereof,
 TOGETHER WITH vacated alley across the South of said Lots
 as recorded May 13, 1982, in Book 1372 at Page 253,
 Mesa County, Colorado.

1251 ELM AVENUE



ACCEPTED *a. Barrett*
 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.



Chere/Lockert Acct.

Meridian Land Title#10069

NOTE: This property does not fall within any 100 year floodplain.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Netmore Financial Inc., 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 8/24/90 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.