

DATE SUBMITTED Oct 27, 1993

BUILDING PERMIT NO. 46855

FEE \$ 5.00

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

BLDG ADDRESS 1020 WALNUT AV.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Garage - 768; carport enclosure - 260 sq ft
Proposed addition + Breezeway 890 sq ft

SUBDIVISION Monterey Park

SQ. FT. OF EXISTING BLDG(S) House - 1100 sq ft - metal shed 13x3

FILING BLK 3 LOT 2

NO. OF FAMILY UNITS one

TAX SCHEDULE NO. 2945-11-10-003

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION one, + metal shed

OWNER LARRY & LINDA DOOLITTLE

ADDRESS 1020 WALNUT AV.

DESCRIPTION OF WORK AND INTENDED USE:
addition of carport enclosure and 890 sq ft addition for increased living area. Garage - Primary Storage

TELEPHONE 243-5020

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

ZONE RSE-8

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 20' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 5' from property line Principal

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 16' from property line 3' accessory

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: 16' setback in rear for garage

Maximum coverage of lot by structures _____

w/alley entry approved by Don Newton

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 [Signature]
Date Approved 11-1-93

Applicant Signature [Signature]
Date 11-1-93

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

(White: Planning)

(Yellow: Customer)

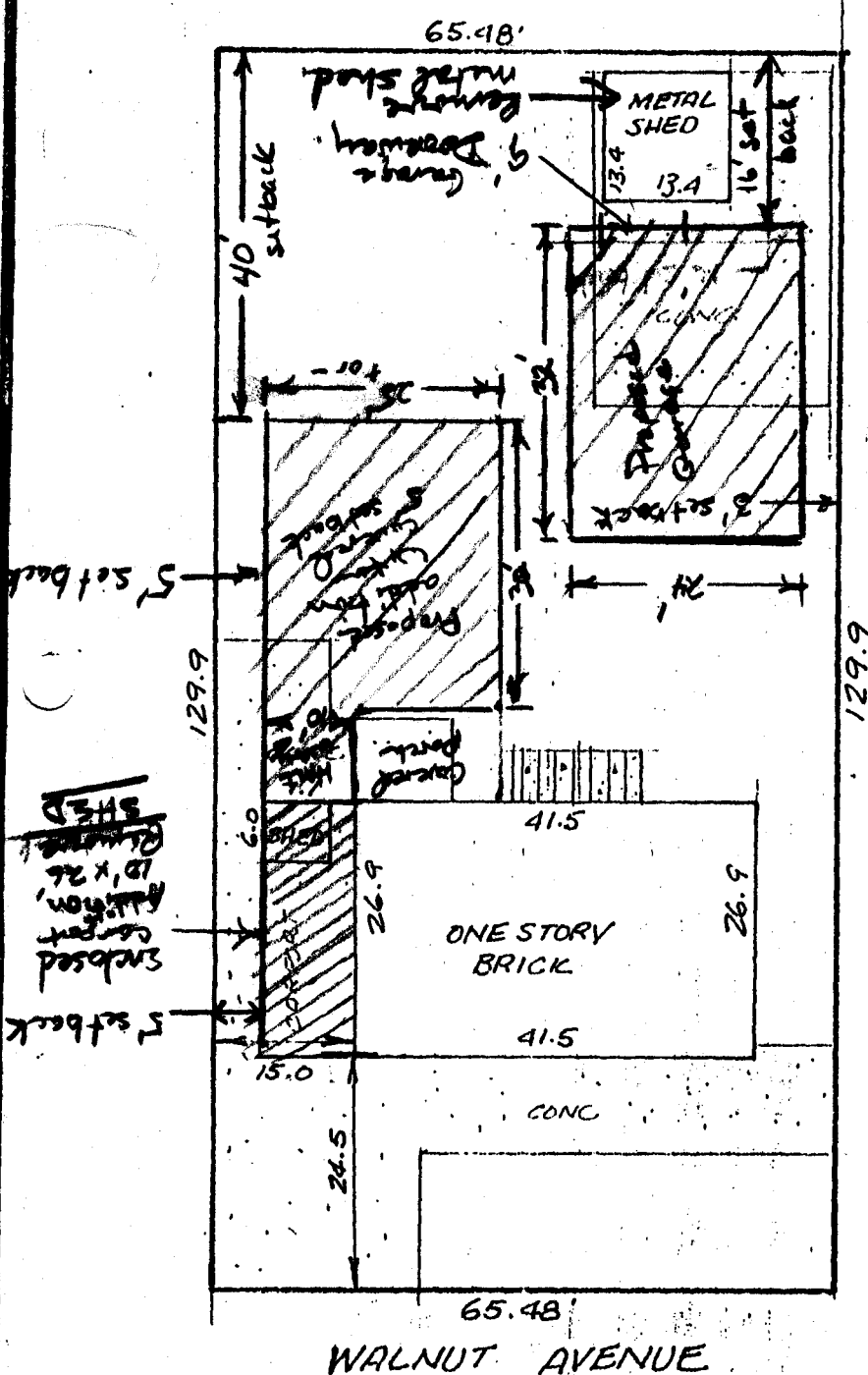
(Pink: Building Department)

IMPROVEMENT LOCATION CERTIFICATE

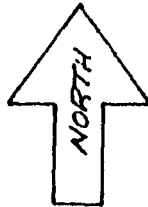
1020 WALNUT AVENUE, GRAND JUNCTION,

LOT 2, BLOCK 3 MONTEREY PARK SUBDIVISION,
MESA COUNTY, COLORADO.

First American Title #114457
Doolittle Acct.



ACCEPTED 10-11-1-93
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" = 20'

WALNUT AVENUE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage-Sherri, 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, 10/9/92 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.

● - FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770

SURVEYIT

PHONE: 303-245-3777

by GLENN

MAILING:
2004 NORTH 12th,
SUITE 7
GRAND JUNCTION, CO. 81501

SURVEYED BY: BLH

DATE SURVEYED: 10-9-92

DRAWN BY: lua

DATE DRAWN: 10-9-92

REVISION:

SCALE: 1" = 20'