

FEE \$ 5⁰⁰

BLDG PERMIT NO. 49057

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

301-1030-06-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1435 N. 24th St TAX SCHEDULE NO. 2945124-20001

SUBDIVISION SUNDIAL GARDENS Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4'x6' + 9'x11'

FILING --- BLK 2 LOT 1 & part of 2 SQ. FT. OF EXISTING BLDG(S) 24 1/2' x 35'

(1) OWNER Toby & Nikole Axelsson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1435 N. 24th St.

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (303) 241-0562

(2) APPLICANT Same

USE OF EXISTING BLDGS Residence

(2) ADDRESS Same

DESCRIPTION OF WORK AND INTENDED USE: bay window and add porch & laundry/bathroom
NO change in use

(2) TELEPHONE Same

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-8

Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 5' from PL Rear 15' from PL

Special Conditions _____

Maximum Height 32'

CENSUS TRACT 6 TRAFFIC ZONE 31

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 [Signature] Date 6/23/94

Department Approval [Signature] Date 6/23/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Miller Fowler Date 6-23-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

1435 N. 24TH STREET

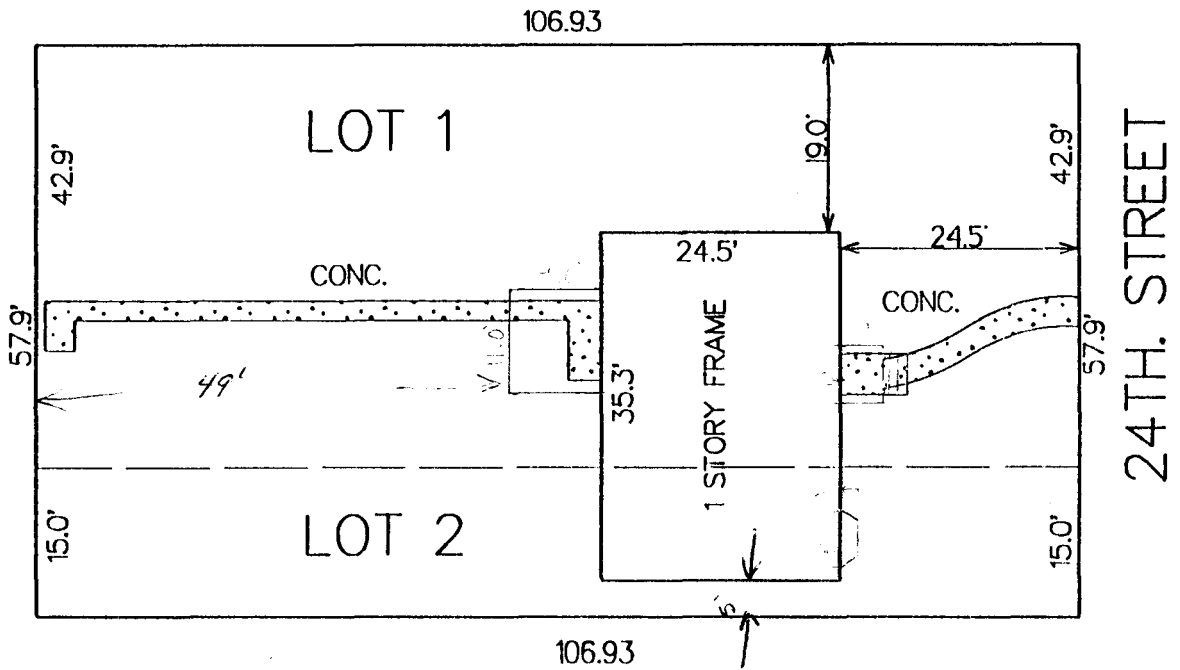
FIRST AMERICAN TITLE #117275
 AXELSSON ACCT.
 LOT 1, AND THE NORTH 15' OF LOT 2, IN BLOCK 2, SUNDIAL GARDENS, MESA COUNTY, COLORADO

ACCEPTED *Ronnie Edwards 6/23/94*
 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'

ELM AVENUE



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

UNIFIRST

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____ 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, 1/10/94 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



by **GLENN**

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

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

| | |
|-------------------|------------------------|
| SURVEYED BY: B.H. | DATE SURVEYED: 1/10/94 |
| DRAWN BY: S.S. | DATE DRAWN: 1/10/94 |
| REVISION: | SCALE: 1" = 20' |

49
57.9
19.0