

FEE \$ 500

BLDG PERMIT NO. 50216

PLANNING CLEARANCE

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

3-16-0860-14-1 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2020 N. 8th St. TAX SCHEDULE NO. 2945-111-07-004
 SUBDIVISION College Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28x36'
 FILING — BLK B LOT 11+12 SQ. FT. OF EXISTING BLDG(S) 1500 sq'
 (1) OWNER Sandy Parker NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2020 N. 8th St. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 241-4429 USE OF EXISTING BLDGS residence
 (2) APPLICANT "SAME" DESCRIPTION OF WORK AND INTENDED USE: building new GARAGE
 (2) ADDRESS /
 (2) TELEPHONE /

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 3' from PL Rear 15' from PL Special Conditions —
 Maximum Height 32' CENSUS TRACT 5 TRAFFIC ZONE 33

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).

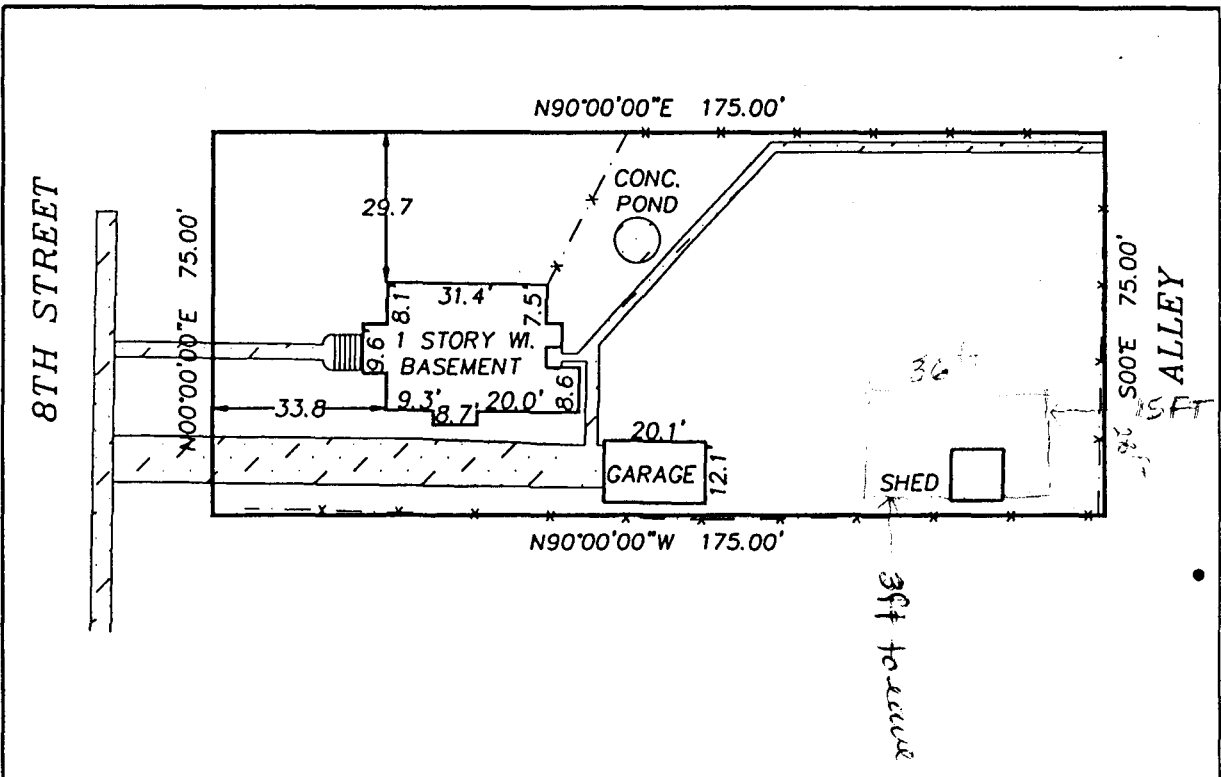
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Sandy Parker Date 8/26/94
 Department Approval Bonnie Edwards Date 8/26/94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —
 Utility Accounting [Signature] Date 8/26/94

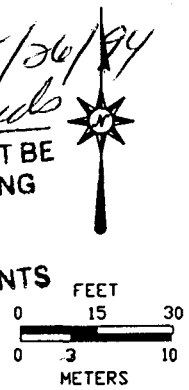
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



DESCRIPTION: LOT 11, S 25' OF LOT 12 IN BLOCK B OF COLLEGE SUB.
 ADDRESS: 2020 N. 8TH STREET
 TAX SCHEDULE: 2945-111-07-004
 WESTERN COLORADO TITLE: 92-8-34K

ACCEPTED *[Signature]*
 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.



● DENOTES FOUND SURVEY MONUMENTS .

IMPROVEMENT LOCATION CERTIFICATE

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

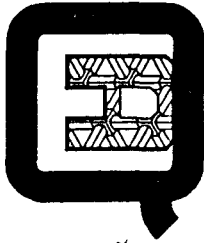
I hereby certify that this improvement location certificate was prepared for UNIFIRST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 9/17/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.



[Signature] 11/19/92
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877

IMPROVEMENT LOCATION CERTIFICATE

2020 N. 8TH STREET

FOR: PARKER	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370 <i>RSF-8</i>	SURVEYED BY: DS MM
SCALE: 1" = 30'		DRAWN BY: EB CB
DATE: 9/17/92		ACAD ID: PARKER
		SHEET NO.
		FILE: 92259.3