

FEE \$ 10.00

BLDG PERMIT NO. 50700

PLANNING CLEARANCE

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

60-1144-17-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 246 Bellford TAX SCHEDULE NO. 2945-142-02-009
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800
 FILING _____ BLK 10 LOT 21 thru 32 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Steve Barnes NO. OF DWELLING UNITS BEFORE: 11 AFTER: 11 THIS CONSTRUCTION
 (1) ADDRESS 246 Bellford #204
 (1) TELEPHONE 245-5866 NO. OF BLDGS ON PARCEL BEFORE: 11 AFTER: 11 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS Apartments
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Garage/Storage

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 PR36 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions per KP approval.
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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).

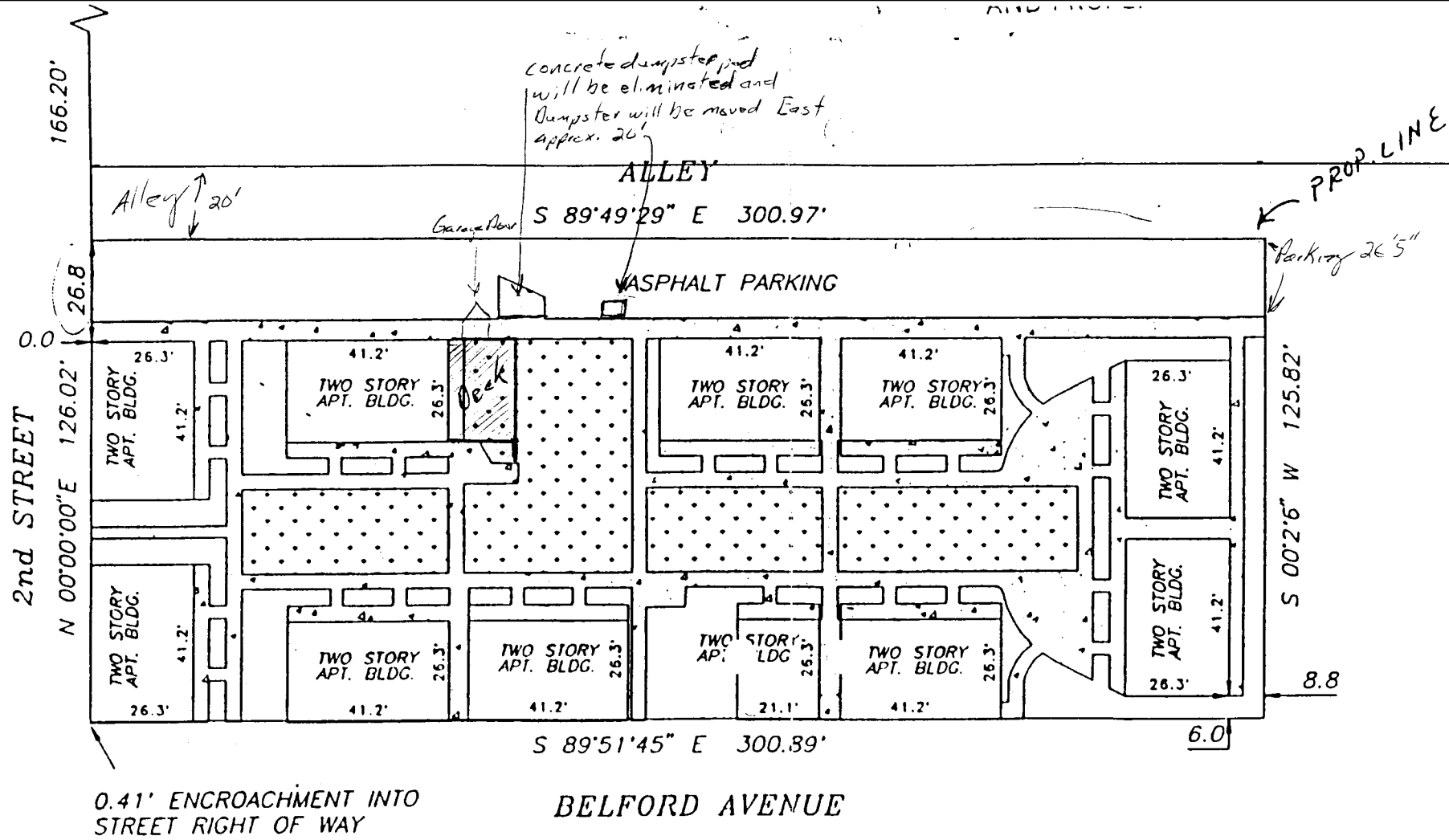
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Steve Barnes Date 11-29-74
 Department Approval Ronnie Edwards Date 11-29-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Miller Date 11-29-94

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)



concrete dumpster pad
will be eliminated and
Dumpster will be moved East
approx. 20'

Complex - has 36 unit
21-1Bdr. + 15-2Bdr.
Onsite parking at
9' wide will allow
33 parking spots along
back of complex.

Off Site parking
on Public street
13 spaces on Belford
5 spaces on 2nd St.

perked
1/29/94
ACCEPTED Ronnie Edwards
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.

Owner has reserved one parking spot for his car.
Garage door will front this one reserved spot.
Complex will not lose any parking by addition of
Storage room/Garage.



NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title
COMMITMENT NUMBER 92-9-171J.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
Colorado National Bank, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 10-8-92
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.