

FEE \$ 500

BLDG PERMIT NO. 49638

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 246 Belford Ave TAX SCHEDULE NO. 2995-142-02009

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 10 LOT 27 thru 37 SQ. FT. OF EXISTING BLDG(S) Apts -

(1) OWNER Steve Barnes NO. OF DWELLING UNITS
BEFORE: 36 AFTER: 36 THIS CONSTRUCTION

(1) ADDRESS 246 Belford Ave #204 NO. OF BLDGS ON PARCEL
BEFORE: 11 AFTER: 11 THIS CONSTRUCTION

(1) TELEPHONE 245-5866 USE OF EXISTING BLDGS Apartments

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
open deck (off 2nd floor)

(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 RMF-32 Maximum coverage of lot by structures 60%

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

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 36' CENSUS TRACT 3 TRAFFIC ZONE 35

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 8-24-94

* Department Approval Ronnie Edwards Date 8-24-94

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

Utility Accounting Jackie D. Berry Date 8/24/94

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

246 BELFORD AVENUE, GRAND JUNCTION, COLORADO

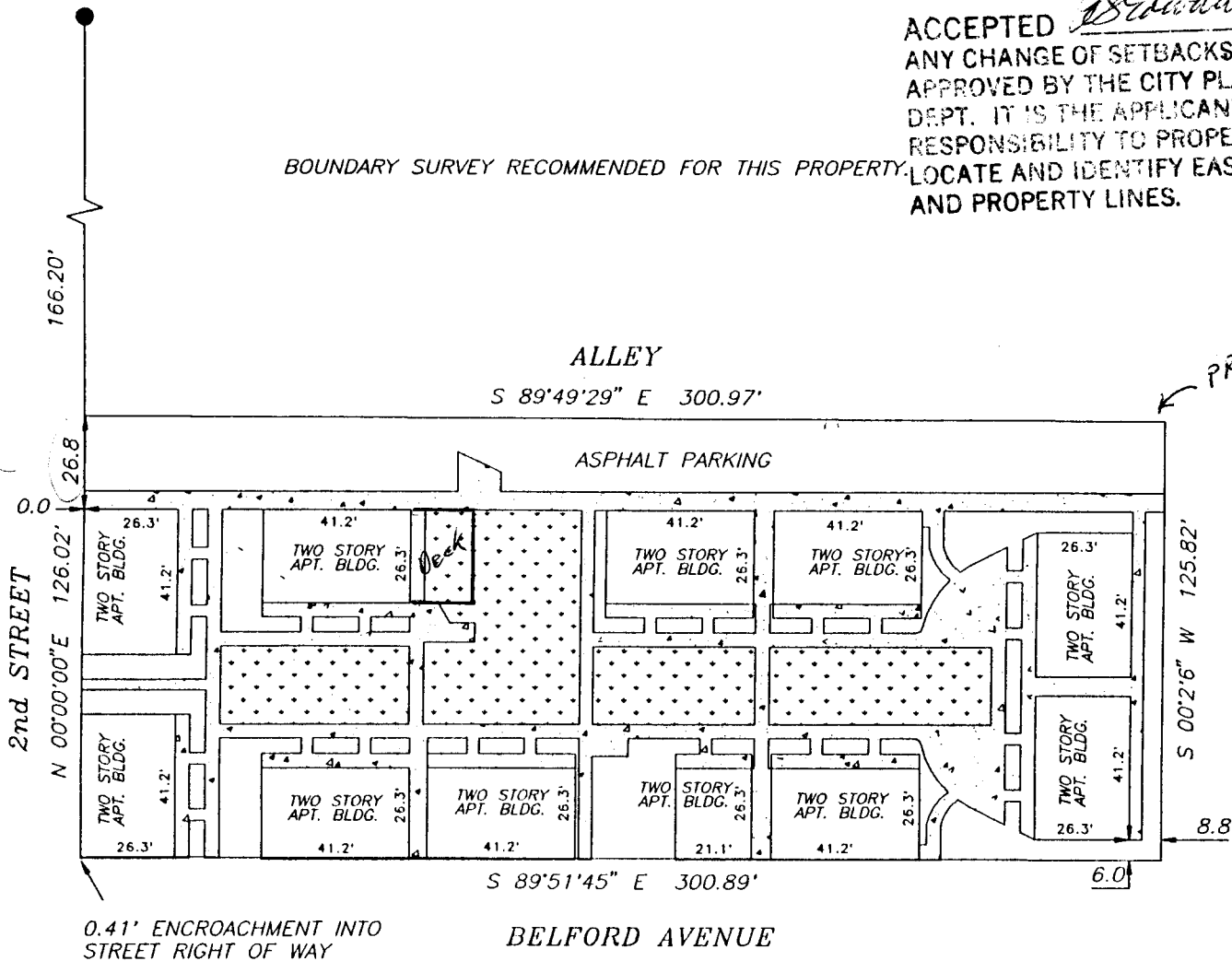
LOTS 21 THRU 32, BLOCK 10, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

N.W. COR.
LOT 1

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE HALF FOOT.

ACCEPTED *Blodgett 8/24/94*
 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.

BOUNDARY SURVEY RECOMMENDED FOR THIS PROPERTY.



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, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
 WILLIAM O. ROY P.L.S. 12901

	7827	CENTURY SURVEYING P.O. BOX 356, GRAND JCT., COLORADO 81502 TELEPHONE 303-241-2667	
	SCALE: 1" = 50' ● = PINS FOUND ○ = PINS SET		
		DRAWN BY: W.R.	DATE DRAWN: 10-9-92