

FEE \$

N/C

BLDG PERMIT NO. 50196

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 815 Chipeta TAX SCHEDULE NO. 2945-141-34-003
SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 330+370=700
FILING - BLK 63 LOT 3/4 SQ. FT. OF EXISTING BLDG(S) 1200
(1) OWNER Cindi S. Howe NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 815 Chipeta NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 242-0052 USE OF EXISTING BLDGS RESIDENCE
(2) APPLICANT / DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS / Remodel - adding 2nd story
(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
Side 5' from PL Rear 15' from PL Parking Req'mt
Maximum Height (32' maximum) Special Conditions Amending clearance
CENSUS TRACT 2 TRAFFIC ZONE 36
date - 5-16-94 - Permit # 48653

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 Cindi S. Howe Date 10/19/94
Department Approval Ronnie Edwards Date 10/19/94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.
Utility Accounting Jackie S. Berry Date 10/19/94

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

815 CHIPETA AVENUE, GRAND JUNCTION

LOTS 3 AND 4 IN BLOCK 63 OF THE CITY OF GRAND JUNCTION,

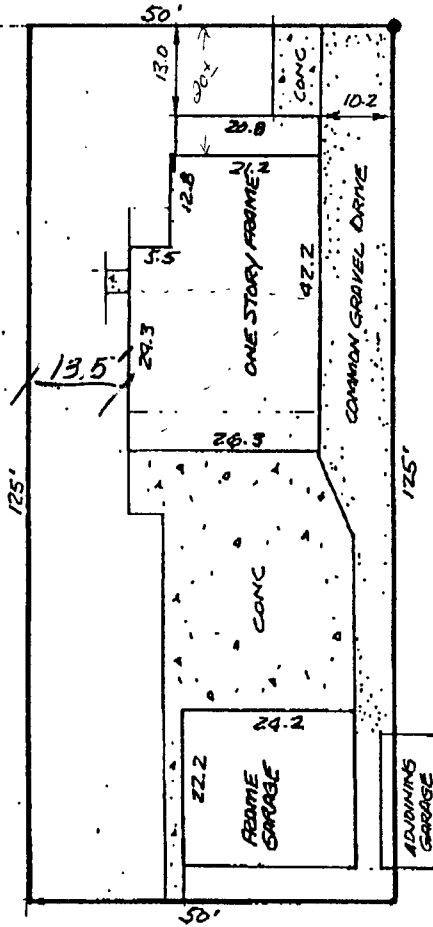
MESA COUNTY, COLORADO,

Abstract & title #891835

Howe Acct.

CHIPETA AVENUE

2945-141-34-003



ACCEPTED *Ronnie Edwards*
 CITY ENGINEER'S OFFICE 5/16/92
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Scale: 1"=20'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
 F.B.S. Mortgage Corp. 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 9/25/92 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: 503-245-3777

by GLENN

MAILING:
 8004 NORTH 12 1/2
 SUITE 7
 GRAND JUNCTION, CO. 81501

SURVEYED BY: BLH

DATE SURVEYED: 9/25/92

DRAWN BY: WIA

DATE DRAWN: 9/25/92

REVISION:

SCALE: 1" = 20'