

FEE \$ paid

BLDG PERMIT NO. 49878

No TCP

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 597 N GRANDVIEW ST TAX SCHEDULE NO. 2943 - 072 - 16 - 043

SUBDIVISION THE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1853

FILING 1 BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Alan Sisac NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1258 Colorado NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) TELEPHONE 241-3476 USE OF EXISTING BLDGS _____

(2) APPLICANT Alan Sisac DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1258 Colorado Build Residential Home

(2) TELEPHONE 241-3476

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 RR 8 Maximum coverage of lot by structures _____

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

Side 0 from PL Rear 0 from PL

Maximum Height 10' between units

Parking Req'mt 2 spaces

Special Conditions Attached drawings to replace drawing w/ Clearance issued 8/31/94

CENSUS TRACT 6 TRAFFIC ZONE 28

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 11-1-94

Department Approval [Signature] Date 11/1/94

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

Utility Accounting Mellie Fowler Date 11-1-94

And signing of WD 7821

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)

Change in set backs only

IMPROVEMENT LOCATION CERTIFICATE

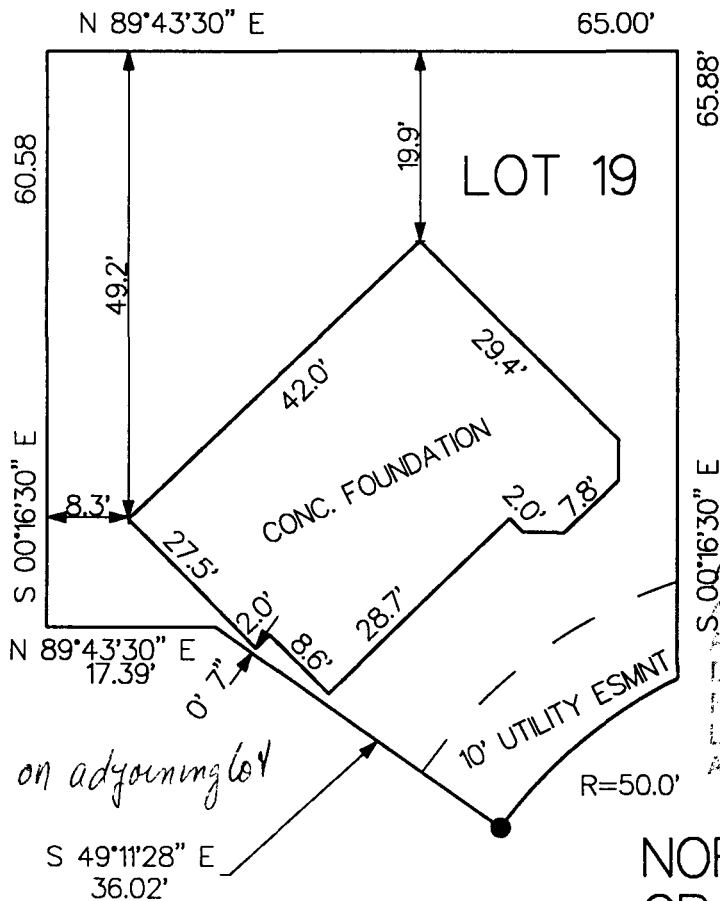
597 N. GRANDEUR COURT

MERIDIAN LAND TITLE #16517
 SISAC ACCT.
 LOT 19 IN BLOCK 1 OF THE FALLS, FILING NO. 1
 AS AMENDED, MESA COUNTY, COLORADO.

NOTE: A LAND SURVEY IS RECOMMENDED
 TO MORE ACCURATELY DETERMINE
 BUILDING SETBACKS.



SCALE: 1" = 20'



ACCEPTED *KP 11/22/94*
 ANY CHANGE OF NOTATION MUST BE
 APPROVED BY THE L.S. PLANNING
 DEPT. THIS IS THE SURVEYOR'S
 RESPONSIBILITY TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NORTH
 GRANDEUR
 COURT

*Foundation wall to be 7" from property
 line at closest point. No part of the structure,
 including paves, will extend over the property line.
 Gutters to be installed.*

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTGAGE,
 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, 10/28/94 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

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by **GLENN**

MAILING:
 2004 NORTH 12th
 SUITE 17
 GRAND JUNCTION, CO. 81501

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

SURVEYED BY:	B.H.	DATE SURVEYED:	10/28/94
DRAWN BY:	S.S.	DATE DRAWN:	10/28/94
REVISION:		SCALE:	1" = 20'

IMPROVEMENT LOCATION CERTIFICATE

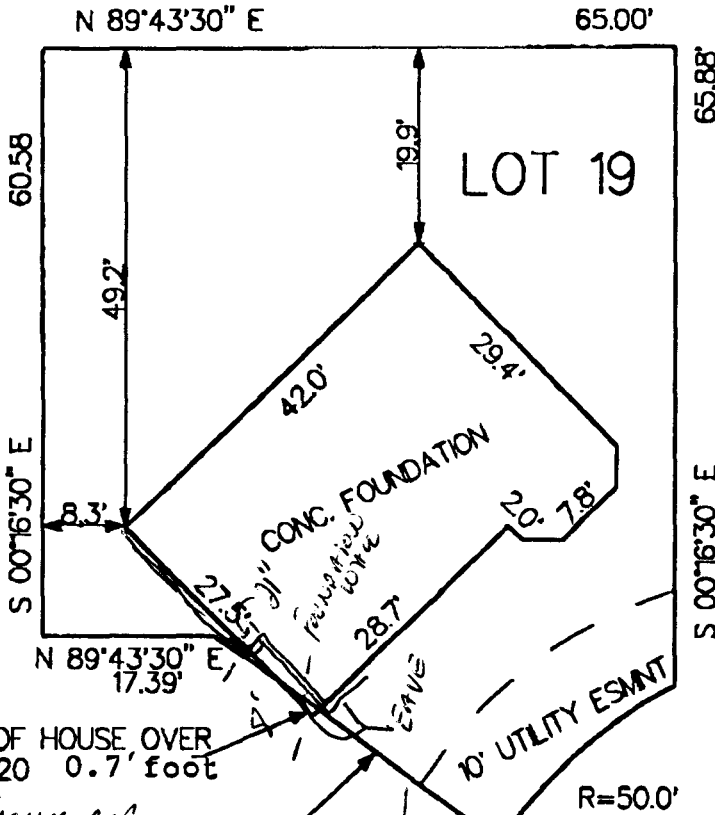
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 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. FOR THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

FOUNDATION OF HOUSE OVER
 LINE OF LOT 20 0.7' FOOT

*No house on
 adjoining lot*

NORTH
 GRANDEUR
 COURT

*Foundation
 do be ~~8"~~ 8" from
 property line at closest point.
 Eave to be 1" from property line at closest point
 gutters to be installed*

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