

DATE SUBMITTED 3-22-94

BUILDING PERMIT NO. 48069

FEE \$ 5<sup>00</sup>

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

BLDG ADDRESS 2861 Hill Ave

SQ. FT. OF PROPOSED

SUBDIVISION Meek's Subdivision

BLDG(S)/ADDITION 900 sq ft

FILING \_\_\_\_\_ BLK 4 LOT 10

SQ. FT. OF EXISTING  
BLDG(S) \_\_\_\_\_

TAX SCHEDULE NO. 2943-181-04-007

NO. OF FAMILY UNITS Single Family

OWNER Kevin Cardley

NO. OF BLDGS ON PARCEL  
BEFORE THIS CONSTRUCTION \_\_\_\_\_

ADDRESS 2861 Hill

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 241-1759

As per attached drawings

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ONE RSF-8

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

ACCESSORY STRUCTURE  
SETBACKS: Front \_\_\_\_\_ from property line or  
\_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3' from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear 3' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height 32'

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 3-22-94

Date \_\_\_\_\_

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

DESCRIPTION

LOT 10 IN BLOCK 4  
OF MEEKS SUBDIVISION ACCORDING TO  
THE OFFICIAL PLAT THEREOF RECORDED  
IN THE PLAT BOOK 7 AT PAGE 44  
RECORDS OF MESA COUNTY COLORADO  
AMERICAN LAND & TITLE 6933

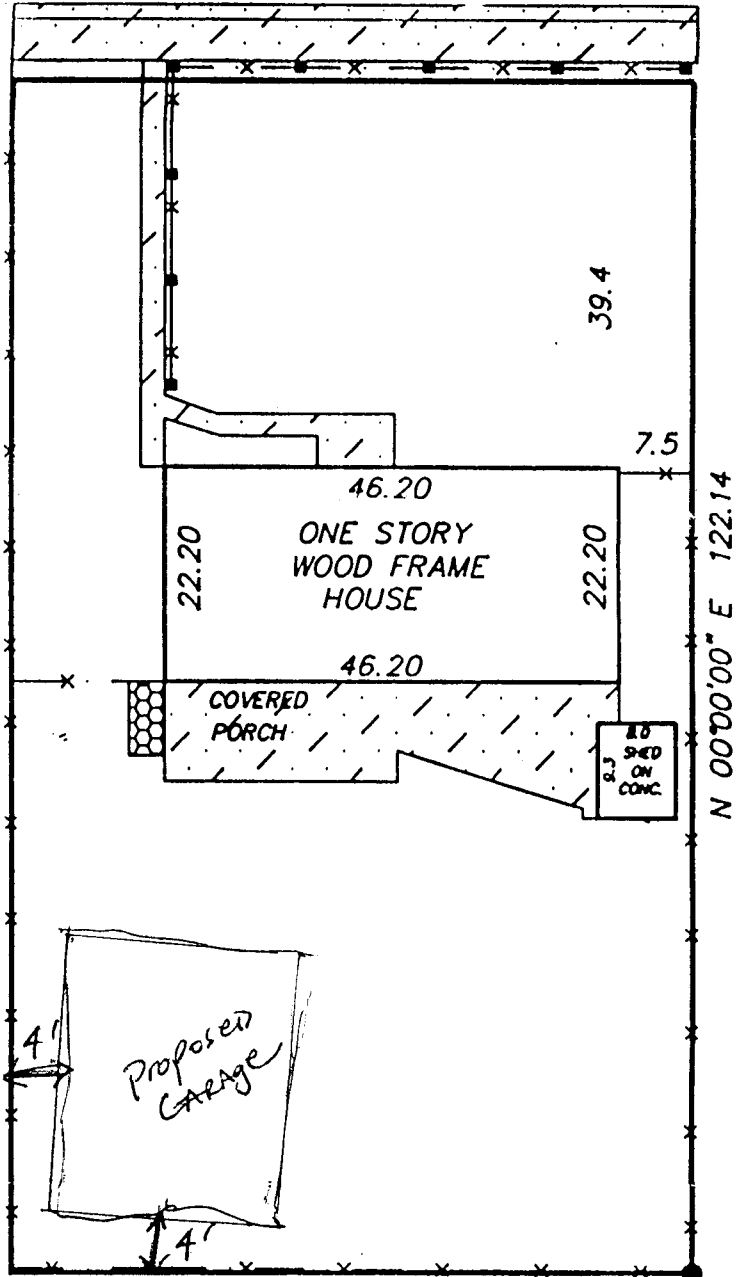
HILL AVENUE

N 90°00'00" E 69.45

N



N 00°00'00" E 122.14



ACCEPTED *[Signature]* 3-22-94  
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

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

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, 2/13/93, 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]* 2/13/93

