

FEE \$ 10.00

BLDG PERMIT NO. 50475

PLANNING CLEARANCE

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

3-21-7000-05-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 716 Ivanhoe way TAX SCHEDULE NO. 2701-353-17015
 SUBDIVISION Sunset Terrace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Russell Parker NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 716 Ivanhoe way
 (1) TELEPHONE 245-1827 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Russell Parker USE OF EXISTING BLDGS Home garage
 (2) ADDRESS 716 Ivanhoe DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-1827 NEW GARAGE

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 RSF4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Side 3' from PL Rear 10' from PL
 Maximum Height 32'
 Parking Req'mt _____
 Special Conditions 3' to edge of
drive
 CENSUS TRACT 10 TRAFFIC ZONE 17

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 11-16-94
 Department Approval Ronnie Edwards Date 11-16-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Mellie Joubert Date 11-16-94

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)

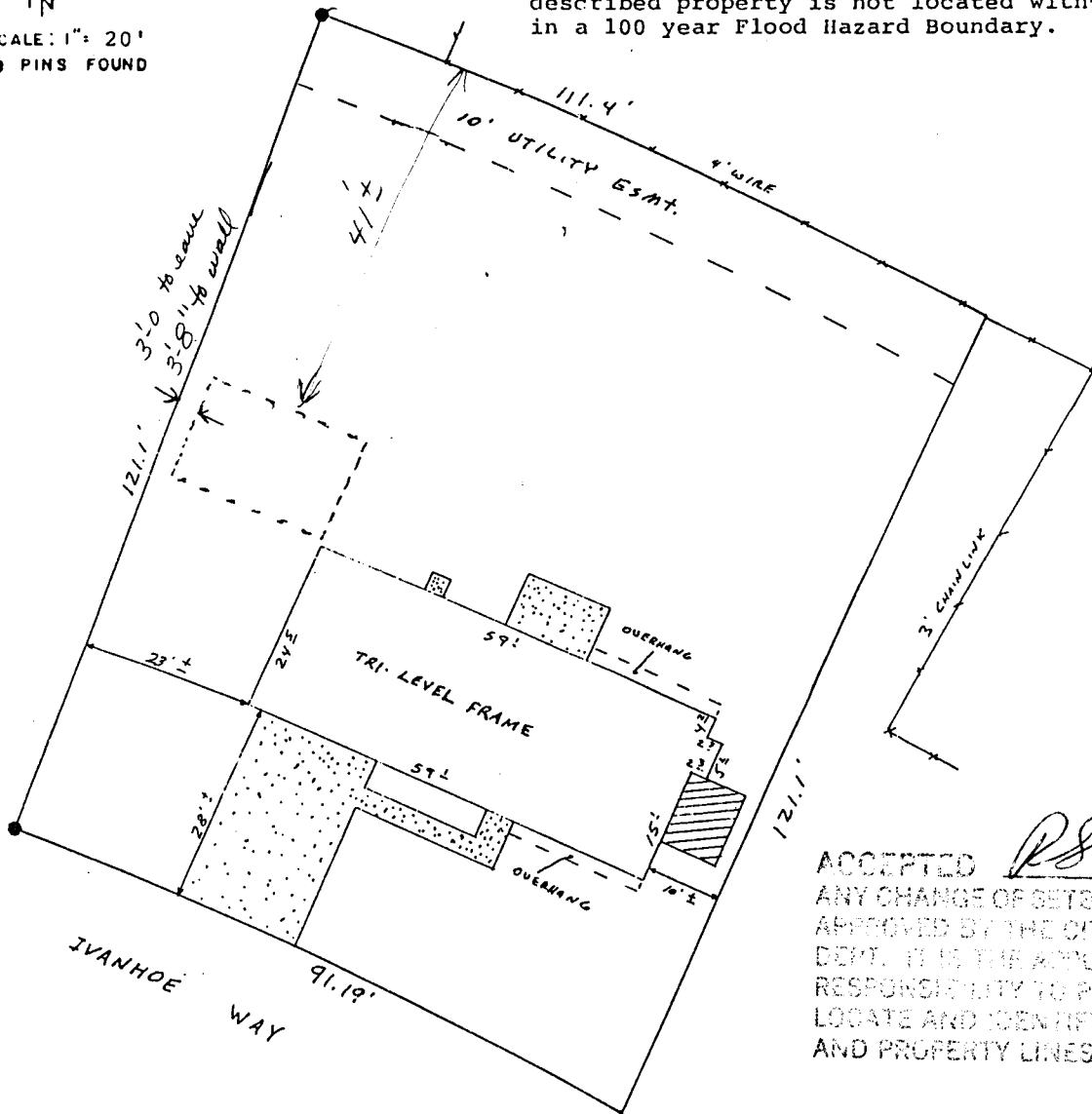
IMPROVEMENT LOCATION CERTIFICATE

716 Ivanhoe Way, Grand Junction, Colorado

Lot 8, Block 3, Sunset Terrace Replat, Mesa County, CO

It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

SCALE: 1" = 20'
● PINS FOUND



ACCEPTED *R.S.E. 11/16/94*
 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.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Mesa Federal Savings, 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, 3-2-88 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.

4366

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



CENTURY SURVEYING

PO. BOX 356 GRAND JUNCTION, COLORADO
 (303) 241-2667

Surveyed by:	S.L.	Date Surveyed:	3-2-88
Drawn by:	W.O.R.	Date Drawn:	3-3-88
Revision:		Scale:	1"=20'