

FEE \$ 500

BLDG PERMIT NO. 49011

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2542 Kennedy Ave TAX SCHEDULE NO. 2945-124-22-014
 SUBDIVISION Hodtson's Re-Sub Division SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x32
 FILING BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 34'5" x 34'3"
 (1) OWNER ARON + SHADE SCHERMAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2542 Kennedy Ave
 (1) TELEPHONE 242-0206 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT GOY KRAFT USE OF EXISTING BLDGS Home
 (2) ADDRESS 2322 Hwy 6+50 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-4537 Detached 16x32 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 R8F-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 3' from PL Rear 3' from PL
 Maximum Height 32'
 Parking Req'mt _____
 Special Conditions _____
 CENSUS TRACT 6 TRAFFIC ZONE 31

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 6/21/94
 Department Approval [Signature] Date 6/21/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3007-1630-06-2
 Utility Accounting [Signature] Date 6-21-94

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

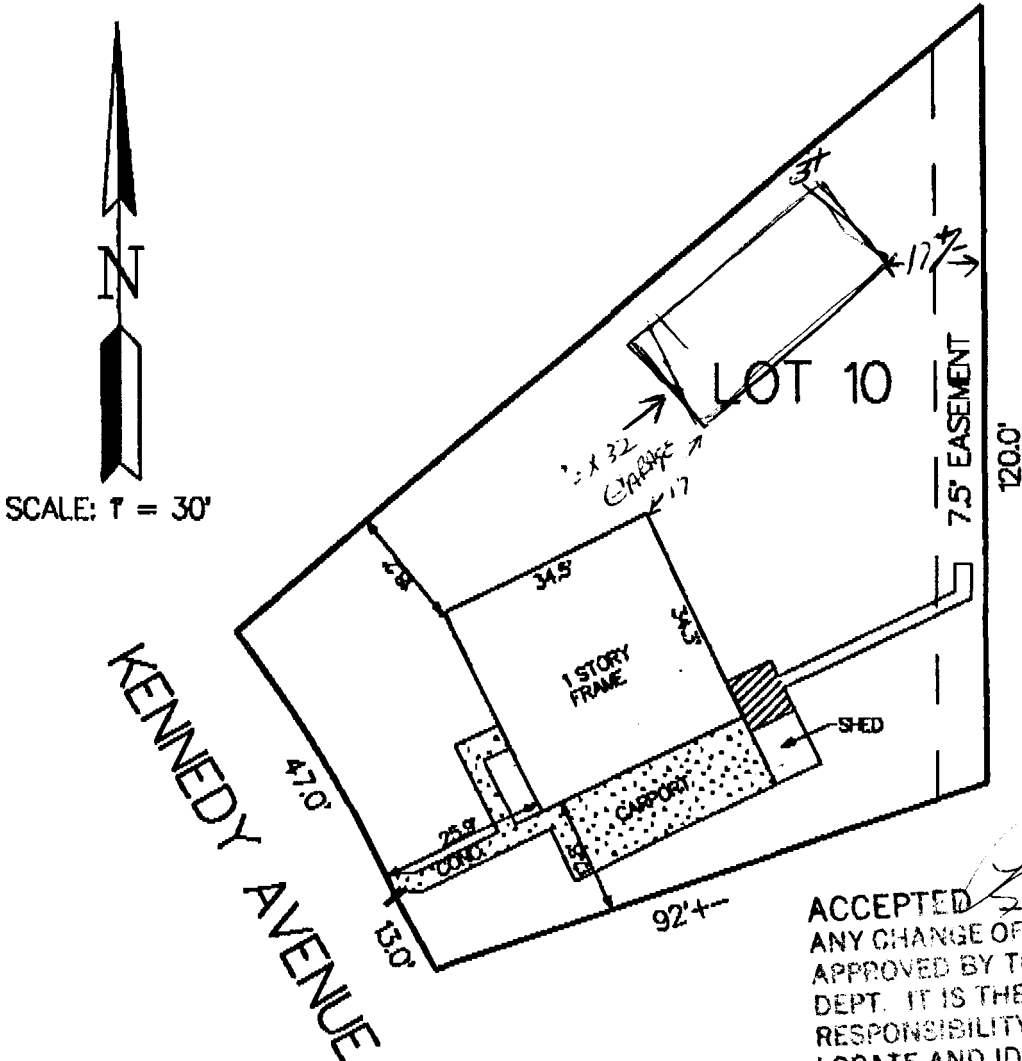
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

2542 KENNEDY AVENUE

ABSTRACT TITLE #894804
SCHURMAN ACCT.

LOT 10 BLOCK 1 SECOND HOULTON'S RE-SUBDIVISION, MESA COUNTY, COLORADO.



ACCEPTED *Donnie* 6/21/94
 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.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF GRAND JCT. THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED 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, 6/9/94 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

Barry L Haag
 BARRY L HAAG P.L.S. #27266



SURVEYIT		MAILING: 2004 NORTH 12th SUITE 17 GRAND JUNCTION, CO. 81501
by GLENN		
PHONE: 303-245-3777	FAX: 241-4847	
SURVEYED BY: B.H.	DATE SURVEYED: 6/9/94	
DRAWN BY: J.G.	DATE DRAWN: 6/9/94	
REVISION:	SCALE: 1" = 30'	