

FEE \$ 5.00

BLDG PERMIT NO. 48635

48636

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

100-0040-05-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 514 ROCKAWAY AV TAX SCHEDULE NO. 2945-154-28-007  
 SUBDIVISION Crawford SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6x14 OPEN  
 FILING BLK 40<sup>2</sup> 541 LOT 40/1241 SQ. FT. OF EXISTING BLDG(S) 680sq 23x20  
 (1) OWNER Daniel McBroom NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 514 Rockaway  
 (1) TELEPHONE 243-7279 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Covered  
 (2) TELEPHONE \_\_\_\_\_ E/Porch / Fir Garage Roof

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 about 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 Parking Req'mt 2  
 Side 5 from PL Rear 15 from PL Special Conditions front 5-10' of property is in 100 yr. floodplain. Proposed porch has no impact  
 Maximum Height 32 CENSUS TRACT 9 TRAFFIC ZONE 43

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 Daniel McBroom Date 5/13/94  
 Department Approval Kathy Porter Date 5/13/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A  
 Utility Accounting Millie Fowler Date 5-13-94

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)

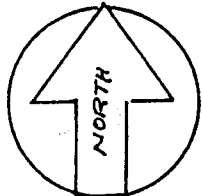
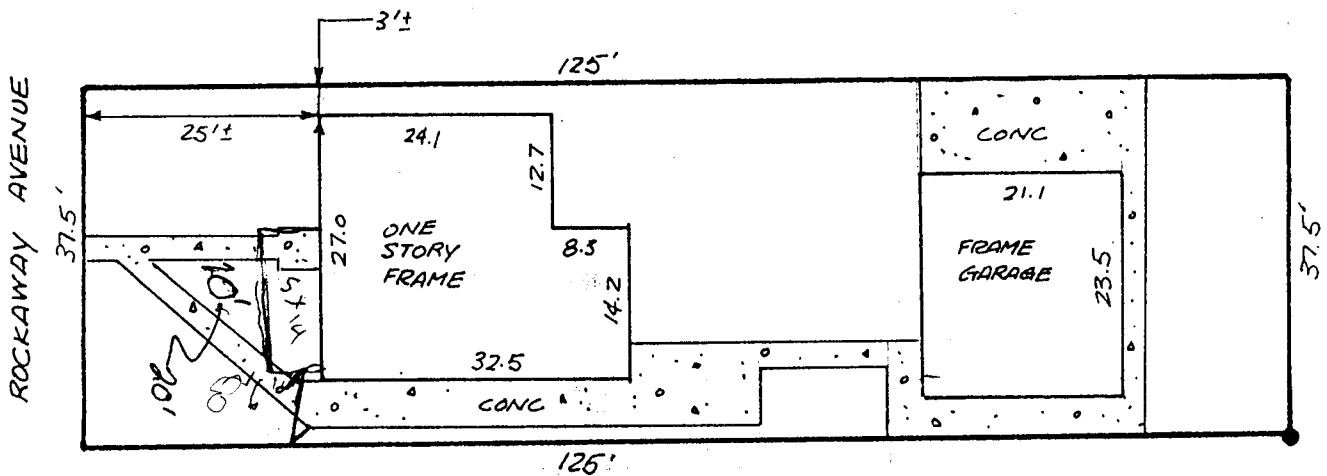
IMPROVEMENT LOCATION CERTIFICATE

514 ROCKAWAY AVENUE, GRAND JUNCTION,

LOT FORTY (40) AND THE NORTH 12.5 FEET OF LOT FORTY-ONE (41) OF AMENDED SURVEY OF JOSEPH A. K. CRAWFORD AND THOMAS B. CRAWFORD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 1 AT PAGE 23, OFFICIAL RECORDS MESA COUNTY, COLORADO.

American Land Title #ALTC-5706  
McBroom Acct.

ACCEPTED *KP 5/13/94*  
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.



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  
Banker's Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY  
 P, 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 4/6/92 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.

*Kenneth D. DeLeon*