

FEE \$ 10.00

BLDG PERMIT NO. 50152

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1313 WELLINGTON AVE TAX SCHEDULE NO. 2945-123700-041  
 SUBDIVISION Fairmount SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960  
 FILING \_\_\_\_\_ BLK 9 LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1250  
 (1) OWNER RAYMOND LWARD JR NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1313 WELLINGTON AVE  
 (1) TELEPHONE 243 9019 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 4 THIS CONSTRUCTION  
 (2) APPLICANT RAYMOND LWARD JR USE OF EXISTING BLDGS Home, Storage Sheds  
 (2) ADDRESS 1313 WELLINGTON AVE DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-9019 Construct A Detached 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 RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 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 \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 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 Raymond Lward Jr Date 10-18-94  
 Department Approval Marcia Pitz Date 10-18-94

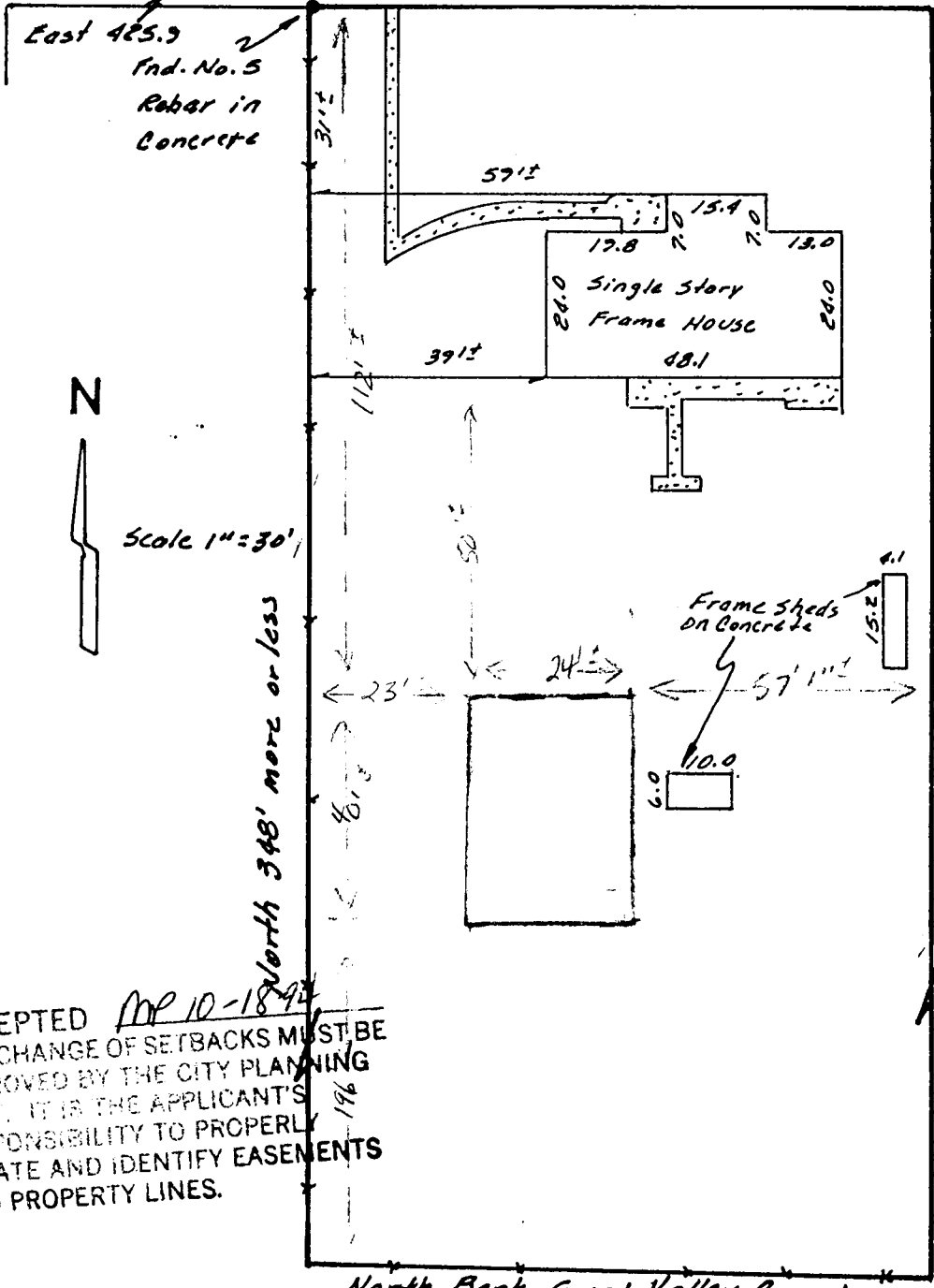
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 301752-04-9  
 Utility Accounting A. Richardson Date 10-18-94

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)

NW Cor Block 9  
Fairmount Subdivision POB

Wellington Avenue  
104.1



Scale 1"=30'

North 348' more or less

South 350' more or less

ACCEPTED MP 10-18-94  
 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.

NOT TO SCALE

North Bank Grand Valley Canal  
 N88°54'W 104.1

This property does not fall within any apparent flood plain.

### IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Beginning at a point 425.9 feet East of the NW corner of Block 9 Fairmount Subdivision; thence East 104.1 feet; thence South 350 feet, more or less to the North bank of the Grand Valley Canal; thence N88°54'W along said canal 104.1 feet; thence North 348 feet, more or less, to the point of beginning.

Legal Description and Easements of Record provided by Western Colorado Title Company. I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this