

DATE SUBMITTED 3/16/94

BUILDING PERMIT NO. 47964

FEE \$ 500

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

BLDG ADDRESS 1350 White Ave

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576

SUBDIVISION       

SQ. FT. OF EXISTING BLDG(S) ~~1576~~ 850

FILING        BLK B LOT 19,20

TAX SCHEDULE NO. 2945-133-03-014 NO. OF FAMILY UNITS 1

OWNER G. CLARK SHUMWAY

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 146-29 Rd. G.J. CO 81503

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE (303) 245-8803

Detached Double GARAGE

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

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES        NO X

SETBACKS: Front 20' from property line or        from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES        NO       

Side 3' from property line

CENSUS TRACT 7 TRAFFIC ZONE 40

Rear 3' from property line

PARKING REQ'MT       

Maximum Height 32'

SPECIAL CONDITIONS:       

Maximum coverage of lot by structures 45%

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 Sonnie Edwards

Applicant Signature G Clark Shumway

Date Approved 3/16/94

Date 3-16-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

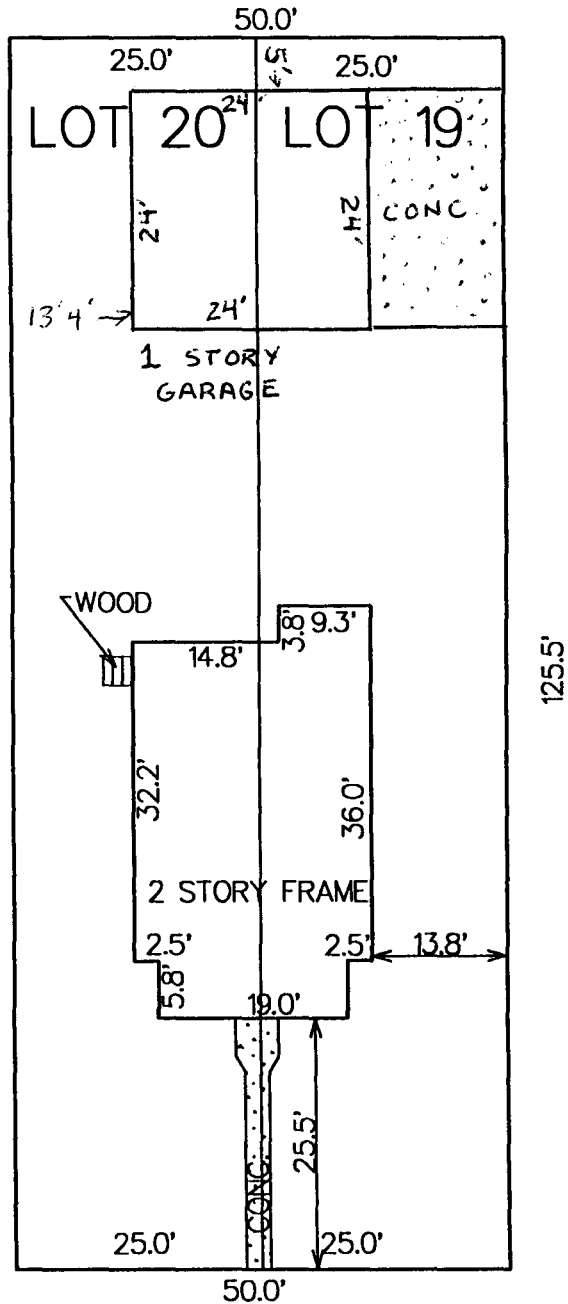
# IMPROVEMENT LOCATION CERTIFICATE

1350 WHITE AVENUE

FIRST AMERICAN TITLE #117852  
 SHUMWAY ACCT.  
 LOT 19 AND 20, IN BLOCK B, KEITHS ADDITION TO THE CITY OF GRAND JUNCTION,  
 MESA COUNTY, COLORADO.



SCALE: 1" = 20'



1350 WHITE AVENUE

ACCEPTED *Ronnie Edwards*  
 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 C.S.E.C.U, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/18/94 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**



by **GLENN**

MAILING:  
 2004 NORTH 12th  
 SUITE 17  
 GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY: B.H.	DATE SURVEYED: 2/18/94
DRAWN BY: S.S.	DATE DRAWN: 2/18/94
REVISION:	SCALE: 1" = 20'