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TCP \$	0

BLDG PERMIT NO. 52730

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

4003-2500-08-D THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>2740 B 1/2 Rd</u>	TAX SCHEDULE NO.	<u>2945-25218031</u>
SUBDIVISION	<u>Parkview</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>210</u>
FILING	<u>950486</u> BLK <u>7</u> LOT <u>18</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1083.4</u>
(1) OWNER	<u>Charles D Ettinger</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>2740 B 1/2 Rd</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>970-241-6270</u>	USE OF EXISTING BLDGS	<u>House</u>
(2) APPLICANT	<u>OWNER</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Build a Porch + Have a Utility Room</u>
(2) ADDRESS	_____		
(2) TELEPHONE	_____		

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	<u>RSF-8</u>	Maximum coverage of lot by structures	<u>45%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>5'</u> from PL		
Rear	<u>15'</u> from PL		
Maximum Height	<u>32'</u>	CENS.T.	<u>13</u> T.ZONE <u>80</u> ANN#

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	<u>Charles D. Ettinger</u>	Date	<u>7-2-95</u>
Department Approval	<u>Donnie Edwards</u>	Date	<u>7-11-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in S/F use

Utility Accounting Mellie Fowler Date 7-11-95

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

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

IMPROVEMENT LOCATION CERTIFICATE

2740 B 1/2 ROAD

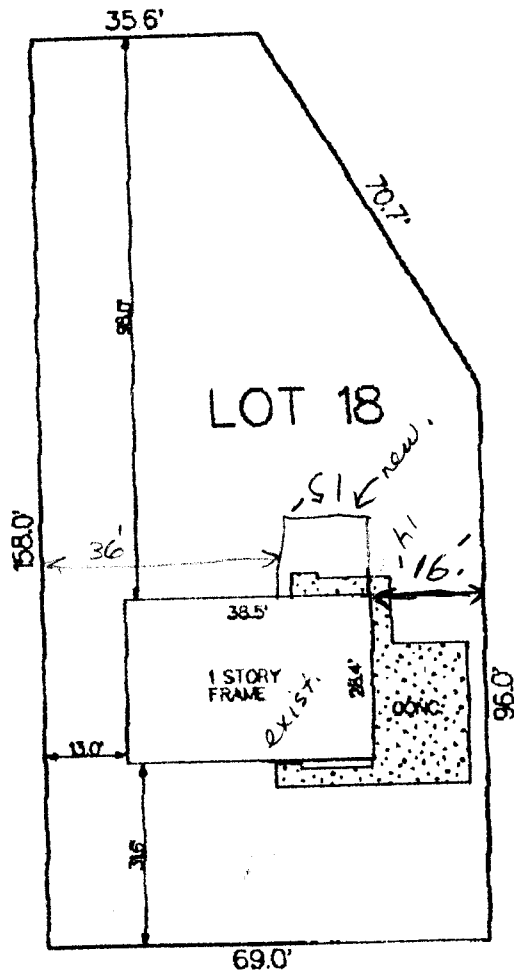
MERIDIAN LAND TITLE #18749
ETTINGER ACCT.

LOT 18 IN BLOCK 7 EXCEPT THE SOUTH 20 FEET FOR ROAD AND UTILITY PURPOSES BY
QUIT CLAIM DEED RECORDED OCTOBER 5, 1976 IN BOOK 1082 AT PAGE 1082 AT PAGE 490,
IN PARKVIEW SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 7/11/95*
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" = 30'



B 1/2 ROAD

Front

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE,
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, 5/31/95 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

Kenneth L. Glean
KENNETH L. GLEAN, P.L.S.