

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. NA

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 261 Chipeta TAX SCHEDULE NO. 2945-142-35-009  
 SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x10  
 FILING - BLK 57 LOT 15,16 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER JOHANNA CAROLINE PRICE NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 261 CHIPETA AVE  
 (1) TELEPHONE 243 8798 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS residence  
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE " storage shed

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 RMF-64 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) or  
45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 36' CENSUS TRACT 3 TRAFFIC ZONE 35

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 2/17/1995  
 Department Approval [Signature] Date 2/17/95

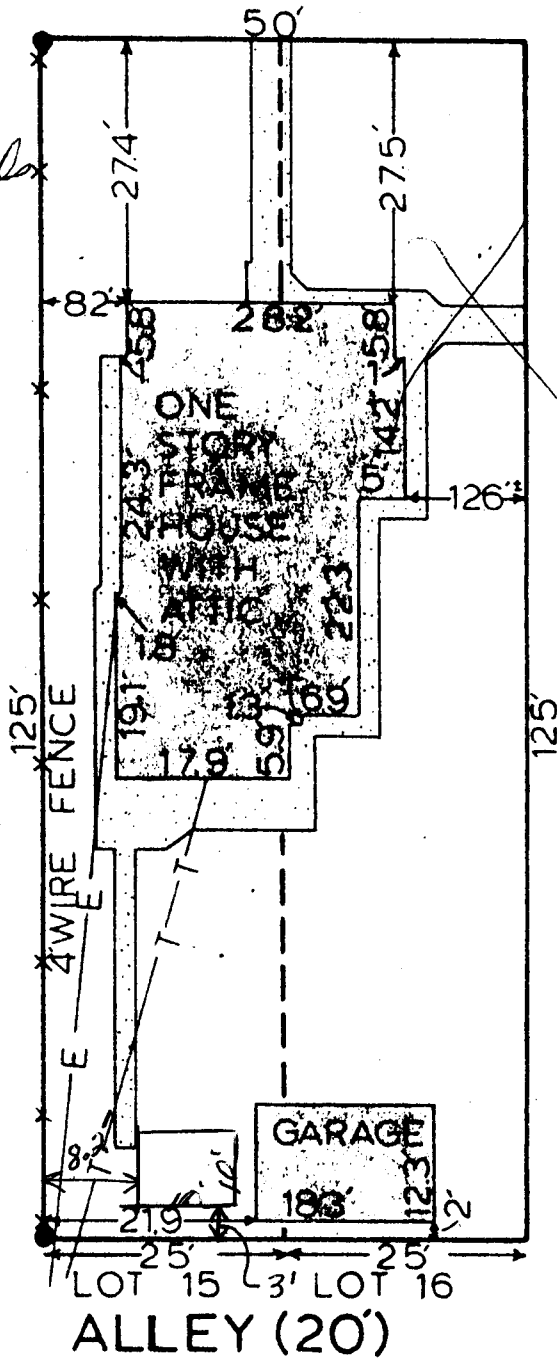
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 2004-1390-13-7  
 Utility Accounting [Signature] Date 2-17-95

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)

CHIPETA AVE(80')

THIRD STREET (80')



2/17/95  
 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.



SCALE 1"=20'  
 DENOTES ●  
 FOUND. PIN

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 261 CHIPETA AVENUE, LOTS 15 & 16, BLOCK 57, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RELIANCE FUNDING CORPORATION, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED