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BLDG PERMIT NO. 54632

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



2005-0460-02-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1114 Chipeta Av. TAX SCHEDULE NO. 294514130012
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 230
FILING _____ BLK 45 LOTE w 1/2 lot 29, lot 30 SQ. FT. OF EXISTING BLDG(S) 1800
(1) OWNER Julian Atencio NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1114 Chipeta Av.
(1) TELEPHONE 245-7713 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Res.
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Same Home office - has home occ. permit

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 45%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height 32'
CENS.T. 2 T.ZONE 36 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).

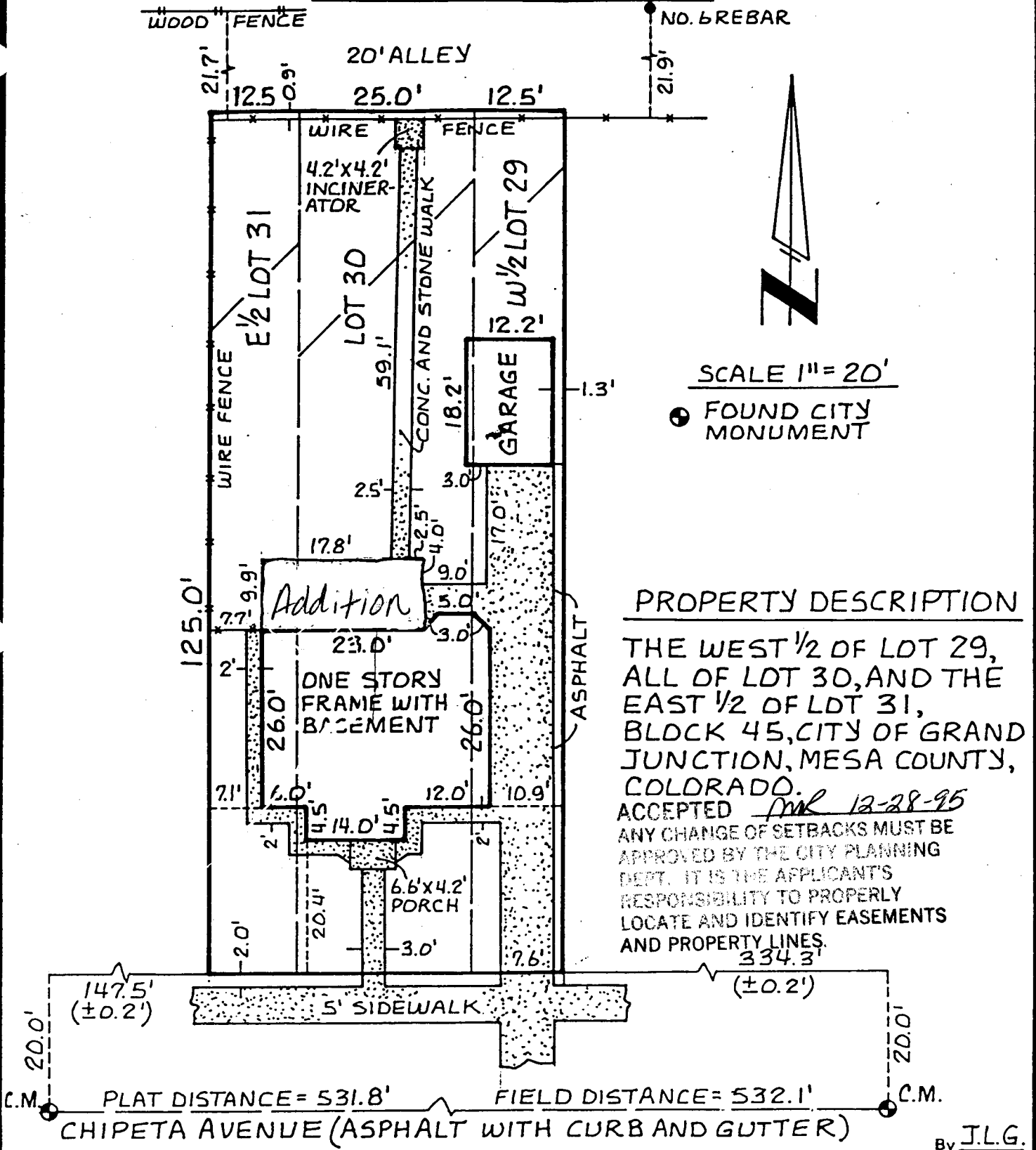
Applicant Signature Julian Atencio Date 12-28-95
Department Approval Maria Rabinovich Date 12-28-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No change in use
Utility Accounting Millicio Fowler Date 12-28-95
no employees

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
1114 CHIPETA AVENUE



PROPERTY DESCRIPTION

THE WEST 1/2 OF LOT 29, ALL OF LOT 30, AND THE EAST 1/2 OF LOT 31, BLOCK 45, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO. ACCEPTED *MR 12-28-95*

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.

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By J.L.G.