

FEE \$ 10.00

BLDG PERMIT NO. 51613

PLANNING CLEARANCE

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

21-8940-03-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 152 Flower St TAX SCHEDULE NO. 2701-351-06-008
 SUBDIVISION TERRA DEL VISTA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 540
 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1440
 (1) OWNER DANIEL S. JOHNSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
AMY L REEDER
 (1) ADDRESS 152 Flower St
 (1) TELEPHONE 243-2557 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAMR USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS SAMR DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE SAMR Additional Bedroom

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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 30' from PL
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 20

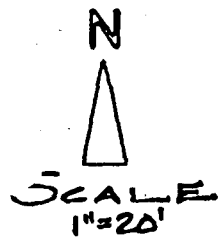
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 3-29-95
 Department Approval [Signature] Date 3-29-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in S/F use
 Utility Accounting Mellie Fowler Date 3-29-95

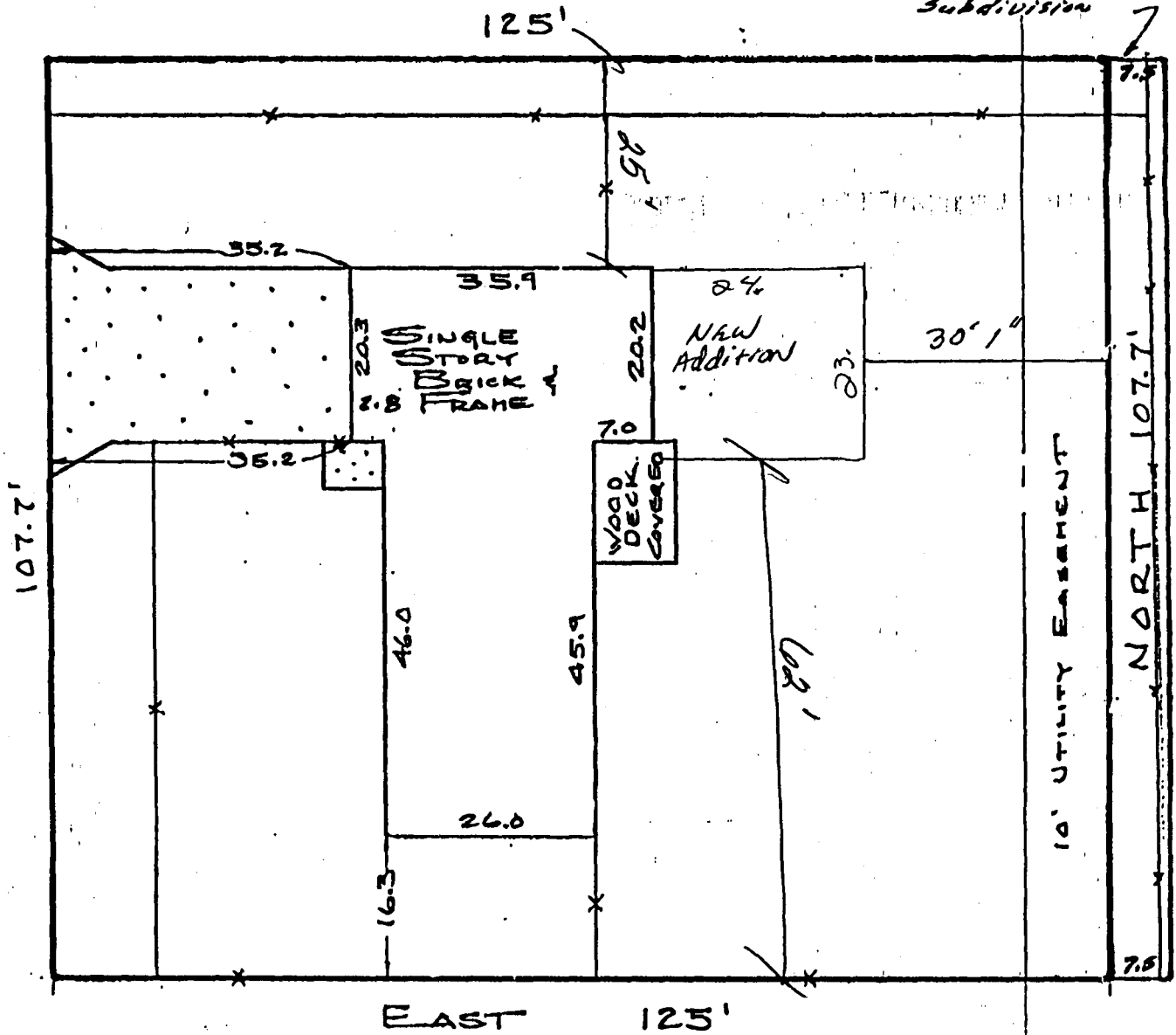
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED ME 324-95
 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.

West 7.5 feet Lot 2
 Block Cambridge
 Subdivision

FLOWER ST.



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 2 in Block 3 of TERRA DEL VISTA SUBDIVISION Together with that portion of the West 7.50 feet of Lot 2 in Block 1 of Cambridge Subdivision, adjacent to and immediately East of the East line of Lot 2 in Block 3 of Terra Del Vista Subdivision, Mesa County, Colorado. Legal Description and Easements of Record provided by Western Colorado Title Company, Order File No. 94-1-18M.

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.