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BLDG PERMIT NO. 54069 PC  
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**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Community Development Department**

2005-1060-042 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1241 Gunnison TAX SCHEDULE NO. 2945-132-08-002  
SUBDIVISION Lincoln Park Add SQ. FT. OF PROPOSED BLDG(S)/ADDITION 588  
FILING \_\_\_\_\_ BLK 1 LOTS 5-11 SQ. FT. OF EXISTING BLDG(S) 4700  
(1) OWNER Larry & Minnie Beckner NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1241 Gunnison  
(1) TELEPHONE 245-4300 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Larry Beckner USE OF EXISTING BLDGS residence  
(2) ADDRESS 1241 Gunnison DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 245-4300 car-port - 2 cars

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-5 Maximum coverage of lot by structures 35  
SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Special Conditions \_\_\_\_\_  
Side 5 from PL Rear 25 from PL  
Maximum Height 32  
CENS.T. 7 T.ZONE 38 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 L Beckner Date 11/6/95  
Department Approval Marcia Rabideau Date 11-6-95  
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. no change in 3/F use  
Utility Accounting Melvie Fowler Date 11-6-95

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

1241 GUNNISON AVENUE, GRAND JUNCTION

First American Title #116880

BECKNER ACCT.

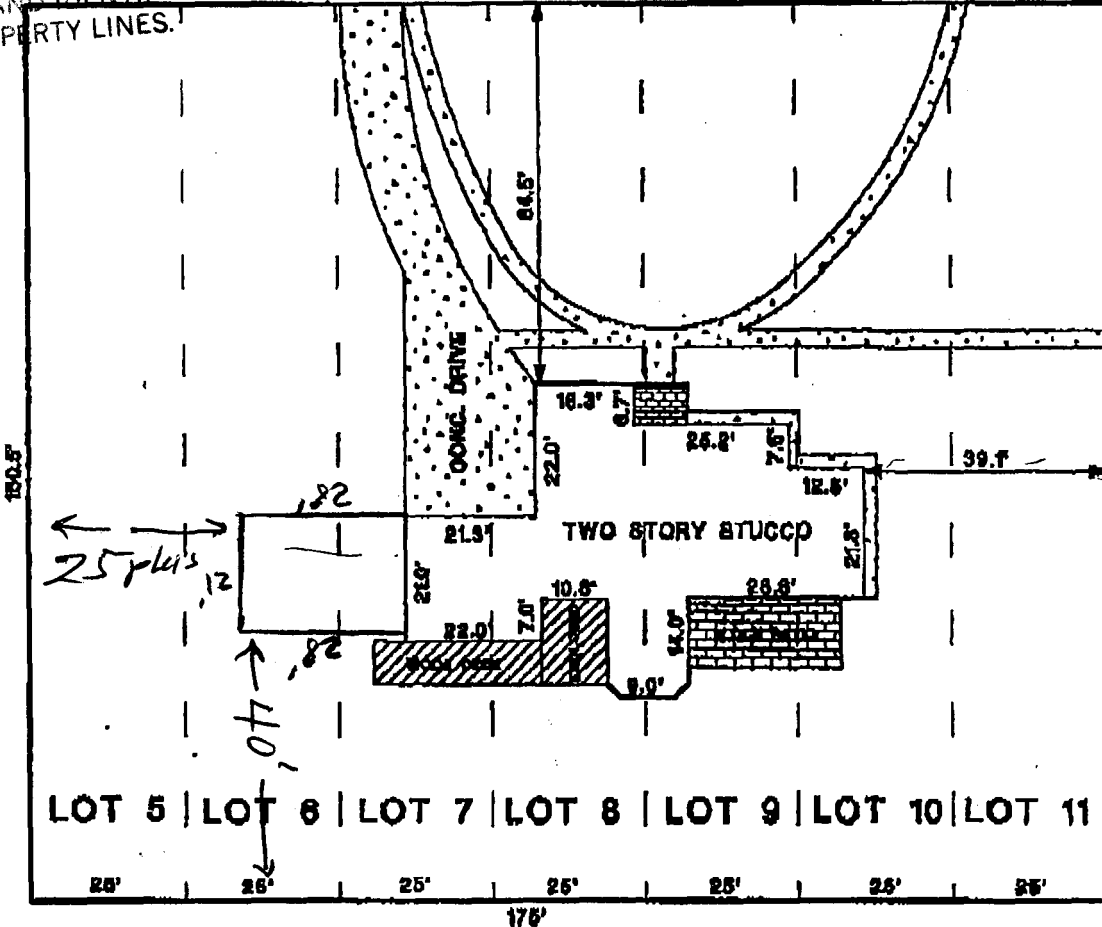
LOTS 5 TO 11, BOTH INCLUSIVE IN BLOCK 1 OF LINCOLN PARK ADDITION TO THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.



SCALE: 1" = 50'

ACCEPTED *MR 11-6-95*  
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.

## GUNNISON AVENUE



## ALLEY

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Western 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, 10/21/93 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 Delora*