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BLDG PERMIT NO. 52685

PLANNING CLEARANCE

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

3017-3310-03-5 THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 1240 HERMOSA AV TAX SCHEDULE NO. 29501301012
SUBDIVISION EAGLETON SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600 sq ft
FILING _____ BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 600
(1) OWNER George W. Lewellen NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1240 HERMOSA AV
(1) TELEPHONE 245-0897 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT George W. Lewellen USE OF EXISTING BLDGS GARAGE
(2) ADDRESS 1240 HERMOSA AV DESCRIPTION OF WORK AND INTENDED USE: TURNED
(2) TELEPHONE 245-0897 BURNED HOUSE INTO GARAGE

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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 3' to curb from PL Rear 7.5 from PL
Maximum Height _____
CENS.T. 10 T.ZONE 21 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 George W. Lewellen Date 6-29-95

Department Approval Maria Batideame Date 6-29-95

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

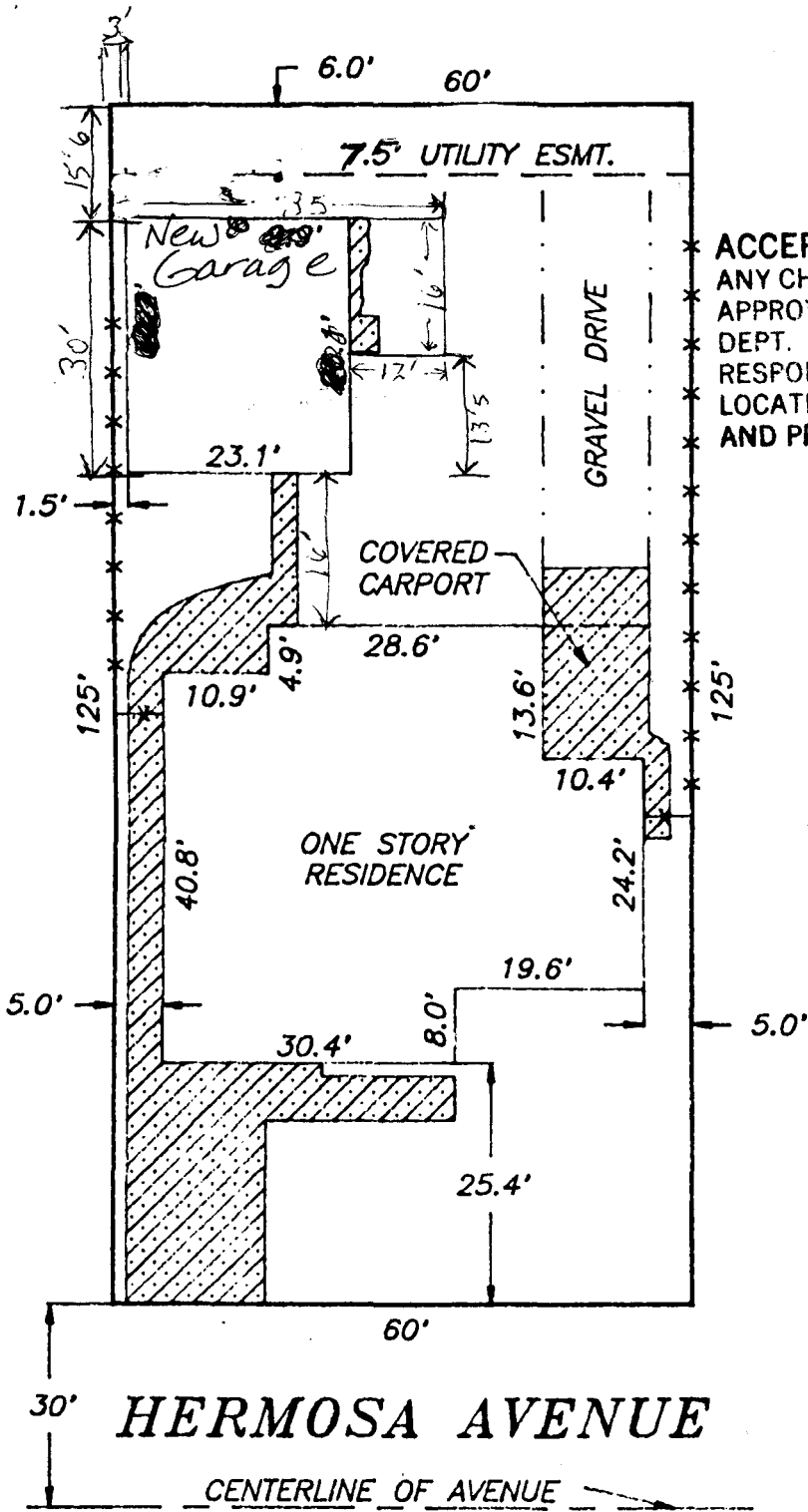
Utility Accounting Millie Fowler Date 6-29-95

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

1240 HERMOSA AVENUE, GRAND JUNCTION, COLORADO
 LOT 9, BLOCK 1, EAGLETON SUBDIVISION
 MESA COUNTY, COLORADO



* ACCEPTED MR 6-29-95
 * 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.

Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title Co.
 COMMITMENT NUMBER 109479

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
Unifirst Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, 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 PARCEL ON THIS DATE, 7-24-89
 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.