

FEE \$	10.00
TCP \$	-0-

BLDG PERMIT NO. 52542

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



3009-1700-07-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2530 Mesa Ave</u>	TAX SCHEDULE NO. <u>2945 124087030</u>
SUBDIVISION <u>Mebrose</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>160</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>900</u>
(1) OWNER <u>THEODORE VAN HORN</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2530 Mesa Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242 2940</u>	USE OF EXISTING BLDGS <u>None</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	
(2) TELEPHONE _____	<u>Patia Cover</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height _____	
	CENS.T. <u>6</u> T.ZONE <u>28</u> ANN# _____

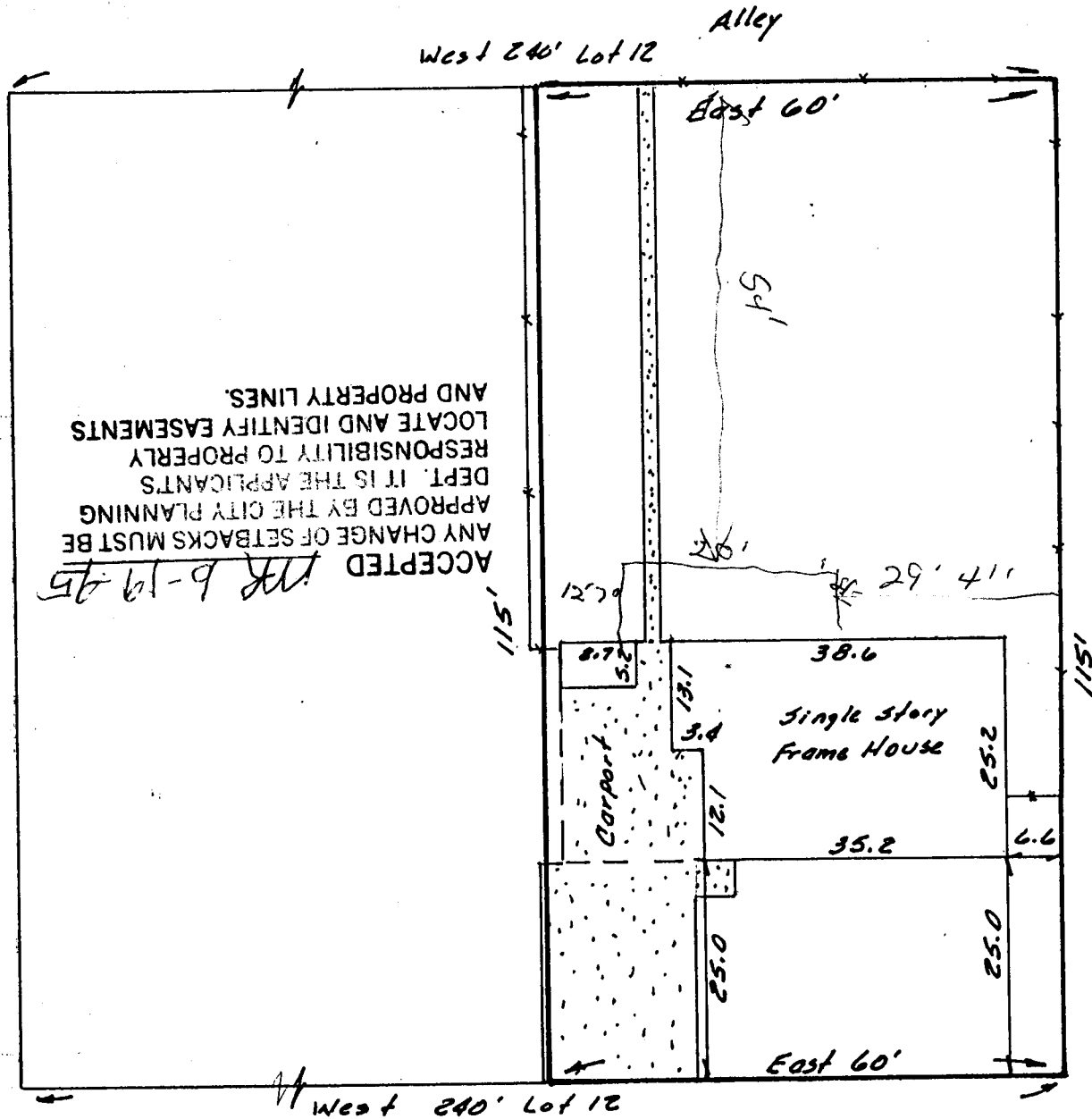
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 <u>Theodore Van Horn</u>	Date <u>19 June 95</u>
Department Approval <u>Marcia Rabideaux</u>	Date <u>6-19-95</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>N/A - no change in S/F use</u>	
Utility Accounting <u>Millie Fowler</u>	Date <u>6-19-95</u>

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)



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: The East 60 feet of the West 240 feet of Lot 12, Melrose Subdivision, Mesa County, Colorado.
 Legal Description and Easements of Record provided by First American Title Company, Commitment No. 117245.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Uniifirst 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.

I further certify that the improvements on the above described parcel on this