

FEE \$ 10.00

BLDG PERMIT NO. 51599

PLANNING CLEARANCE

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

4004-0140-10-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 304 Sherman Dr TAX SCHEDULE NO. 294525217018

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720

FILING _____ BLK 8 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1130

(1) OWNER Arnold Hubbell NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 304 Sherman

(1) TELEPHONE 241-9362 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Arnold Hubbell USE OF EXISTING BLDGS living quarters

(2) ADDRESS 304 Sherman DESCRIPTION OF WORK AND INTENDED USE: Detached Garage, Storage

(2) TELEPHONE 241-9362

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) or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 3 from PL Rear 3 from PL

Special Conditions _____

Maximum Height 32'

CENSUS TRACT 13 TRAFFIC ZONE 80

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 Arnold R. Hubbell Date 3-28-95

Department Approval Marcia Babineux Date 3-28-95

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

Utility Accounting Millie Fowler Date 3-28-95

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)

IMPROVEMENT LOCATION CERTIFICATE

304 SHERMAN STREET, GRAND JUNCTION,

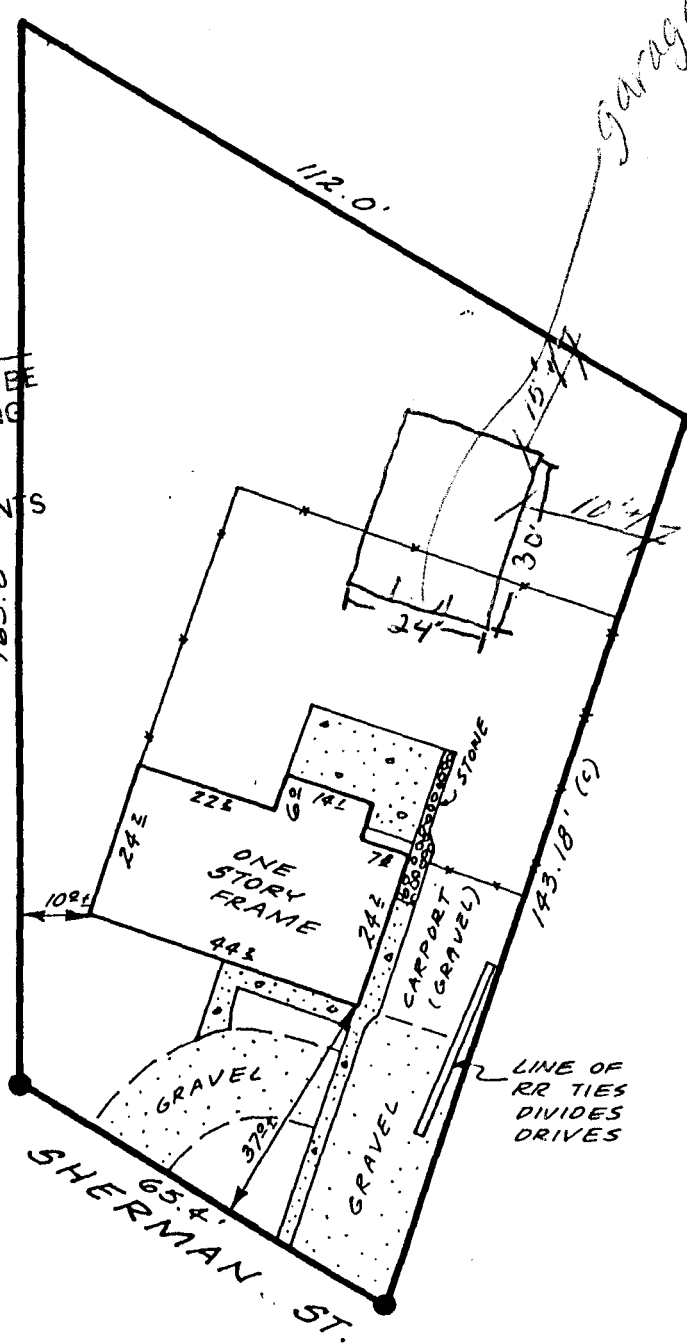
LOT 1, BLOCK 8, ARTESIA HEIGHTS SUBDIVISION,

MESA COUNTY, COLORADO.

WESTERN COLORADO TITLE #93-6-41M

Hubbell Acct.

ACCEPTED *MC 328 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.



Scale: 1"=30'

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR first Mortgage - Jeannie, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6/28/93 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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 L. Glenn
 KENNETH L. GLENN R.L.S. 12770

SURVEYIT



by GLENN

MAILING:
 2004 NORTH 12th,
 SUITE 7
 GRAND JUNCTION, CO. 81501

PHONE:
 303-245-3777

SURVEYED BY:

B.H.

DATE SURVEYED:

6/28/93

DRAWN BY:

L.K.

DATE DRAWN:

6/28/93

REVISION:

SCALE:

1"=30'

