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BLDG PERMIT NO. 52136

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

3011-0950-042

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1415 TEXAS AVE	TAX SCHEDULE NO.	2945-123-14-002
SUBDIVISION	Prospect Pk Sub.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	14x30
FILING	— BLK 3 LOT 2	SQ. FT. OF EXISTING BLDG(S)	1,506 4
(1) OWNER	Todd L + Kathy W Creave	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	1415 TEXAS AVE	NO. OF BLDGS ON PARCEL BEFORE:	2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE	970-241-0662	USE OF EXISTING BLDGS	None
(2) APPLICANT	Todd Creave	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	1415 TEXAS		
(2) TELEPHONE	970-241-0662		addition

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	RMF-32	Maximum coverage of lot by structures	
SETBACKS: Front	20'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	#VAR-95-72
Side	10' from PL		(side yard to 8')
Rear	20' from PL		
Maximum Height	32'	CENS.T.	6 T.ZONE 31 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	<i>[Signature]</i>	Date	5/10/95
Department Approval	<i>[Signature]</i>	Date	5/10/95

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

Utility Accounting Millie Fowler Date 5-10-95

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)

New Addition

TEXAS AVENUE

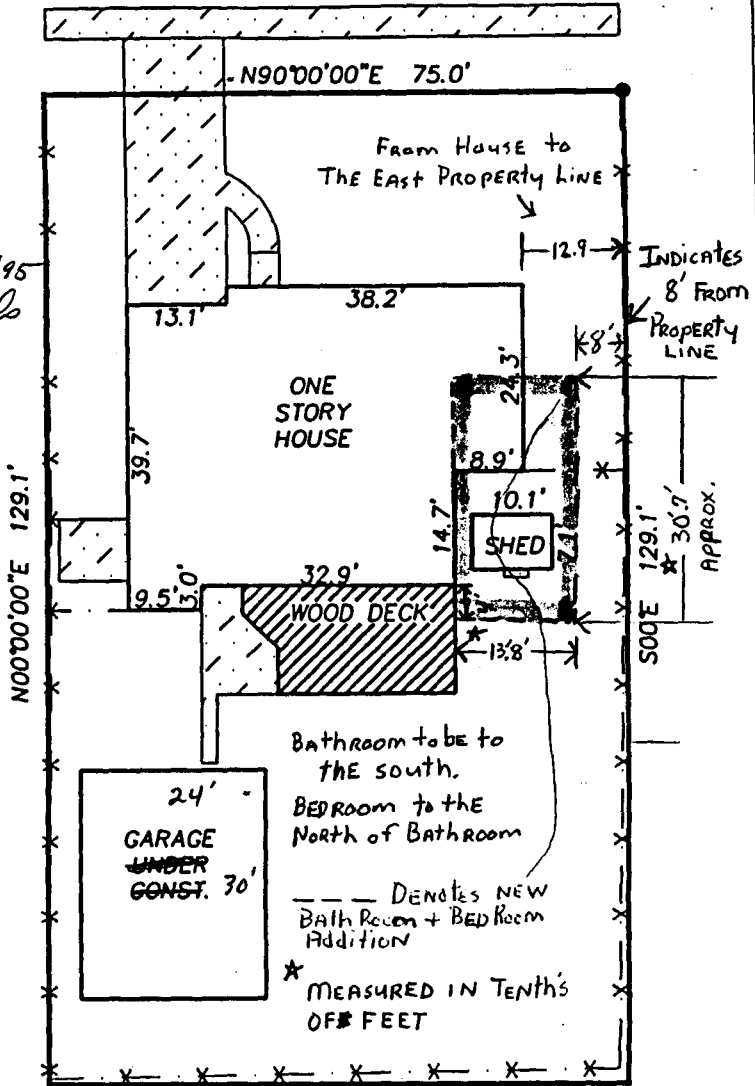
ACCEPTED *Ronnie Edwards*
 5/10/95
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DESCRIPTION: LOT 2 IN BLOCK 3 OF PROSPECT PARK, MESA COUNTY, COLORADO.

ADDRESS: 1415 TEXAS AVENUE

TAX SCHEDULE: 2945-123-14-002

WESTERN COLORADO TITLE: 93-11-66M



THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

● DENOTES FOUND SURVEY MONUMENTS.

IMPROVEMENT LOCATION CERTIFICATE

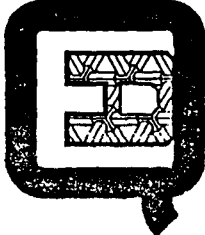
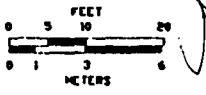
I hereby certify that this improvement location certificate was prepared for MESA NATIONAL BANK; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/3/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjacent 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.



Daniel K. Brown 12/6/93
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877

IMPROVEMENT LOCATION CERTIFICATE

1415 TEXAS AVENUE

FOR: CRONE	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: DS RM
SCALE: 		DRAWN BY: EB
DATE: 12/5/93		ACAD ID: CRONE
		SHEET NO.
		FILE: 93336.1