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BLDG PERMIT NO. 56005

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



3007-0590-069

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	1330 n 17 st	TAX SCHEDULE NO.	2945-123-26-019
SUBDIVISION	Elmwood Plaza	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	288
FILING	BLK 4 LOT 19	SQ. FT. OF EXISTING BLDG(S)	<del>180</del> 1824
(1) OWNER	THOMAS MAENEY	NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1	THIS CONSTRUCTION
(1) ADDRESS	1330 n 17 st	NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2	THIS CONSTRUCTION
(1) TELEPHONE	243 8029	USE OF EXISTING BLDGS	Home
(2) APPLICANT	SAME	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	SAME		
(2) TELEPHONE	SAME		Utility & Dining

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'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	15' 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	<u>Thomas Maeney</u>	Date	4-22-96
Department Approval	<u>Ronnie Edwards</u>	Date	4-22-96

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	<u>Miller Fowler</u>	Date	4-22-96
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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)

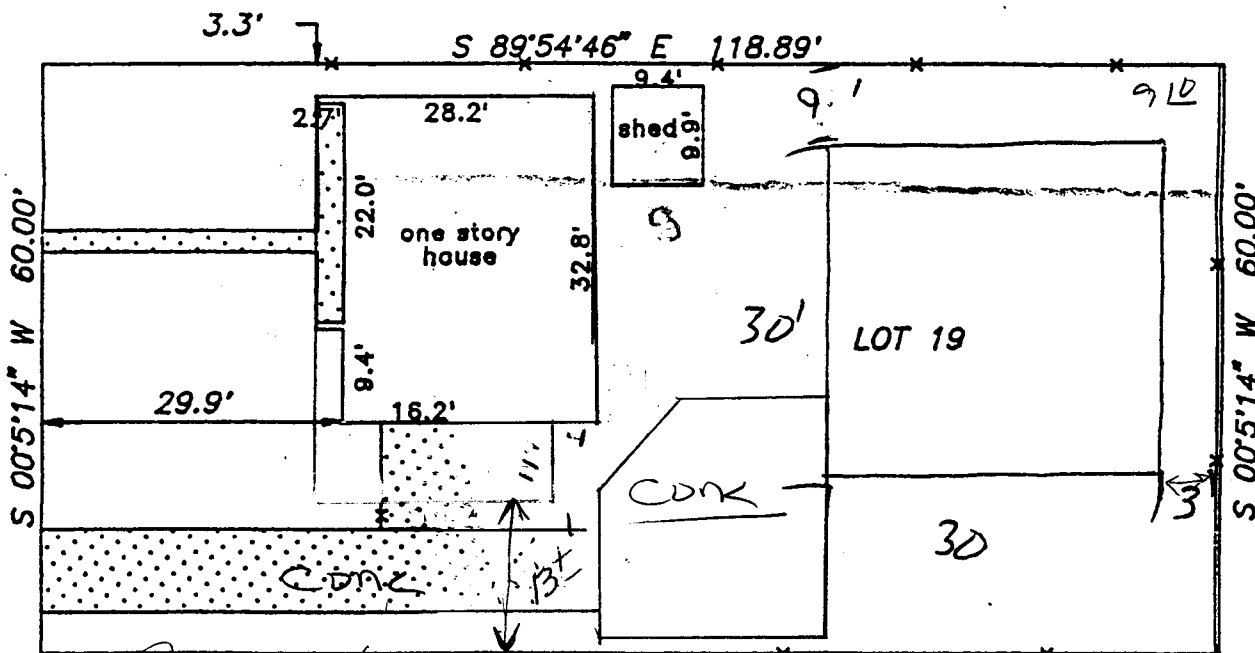
IMPROVEMENT LOCATION CERTIFICATE

1330 NORTH 17th STREET, GRAND JUNCTION, CO

LOT 19, BLOCK 4 ELMWOOD PLAZA SUBDIVISION  
ACCORDING TO THE REFILEING THEREOF

ACCEPTED 4/23/92 KLL  
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.

North 17th Street



ACCEPTED Ronnie 4/22/96  
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.

NOTE: All concrete may not be shown due to snow cover.

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title, COMMITMENT NUMBER 90-12-9K.

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, 1-17-91 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.

*[Handwritten signature]*