

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58299

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 623 25 ROAD TAX SCHEDULE NO. 2945-044-00-077

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 795

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1041

(1) OWNER GABRIEL GUTIERREZ NO. OF DWELLING UNITS
JOSE GUTIERREZ BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 625 25 ROAD NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 257-1957 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: ADD ON TO
EXISTING STRUCTURE BY RELOCATION OF
BUILDING FROM 2888 NORTH AVENUE.

(2) TELEPHONE _____

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-R Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 80' from center of ROW, whichever is greater

Side 50' from PL Rear 50' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 9 TRAFFIC ZONE 4

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 Joe Gutierrez Date 11-18-96

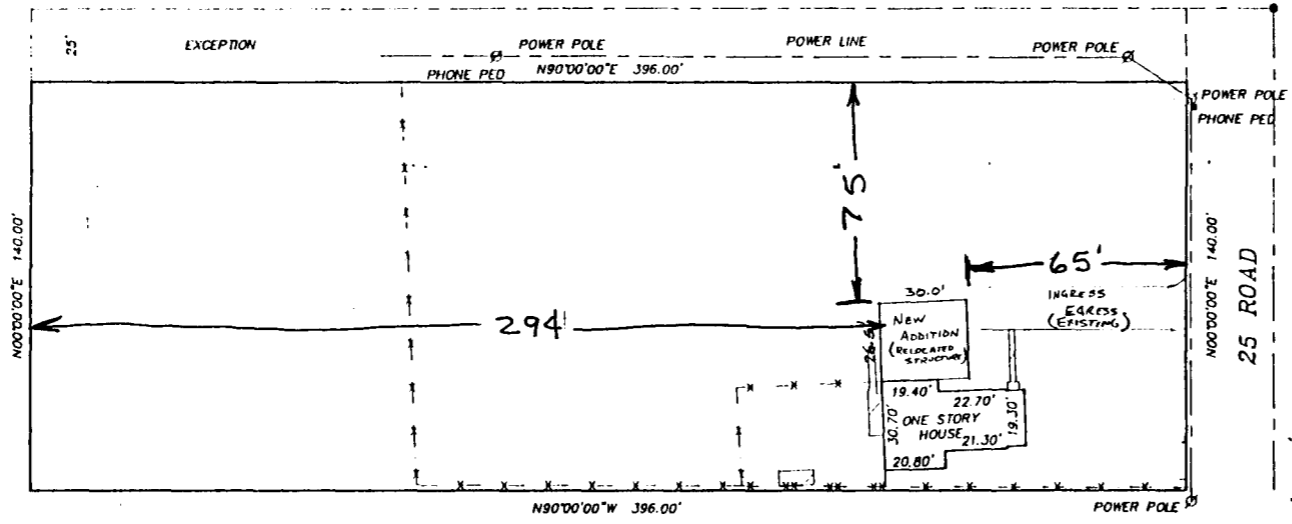
Department Approval Santa Costello Date 11-18-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 2

Utility Accounting [Signature] Date 11-18-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

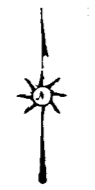
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



MESA COUNTY
SURVEY MARKER
NE CORNER
SE1/4 SE1/4
SECTION 4
T1S, R1W, U.M.

ACCEPTED *SAC 11/18/95*
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.

● FOUND SURVEY MONUMENTS
THIS PROPERTY DOES NOT FALL WITHIN
THE 100 YEAR FLOOD PLAIN

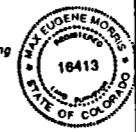


DESCRIPTION: THE NORTH 2 1/2 ACRES OF THE NE1/4 SE1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, EXCEPT THE NORTH 25 FEET THEREOF AS CONVEYED IN DEED RECORDED IN BOOK 928 AT PAGE 789, AND EXCEPT THAT PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHENCE THE NORTHEAST CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 4 BEARS EAST 396 FEET; THENCE WEST 264 FEET; THENCE SOUTH 165 FEET; THENCE EAST 264 FEET; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

ADDRESS: 623 25 ROAD
TAX SCHEDULE: 2945-044-00-077
FIRST AMERICAN: 121275

IMPROVEMENT LOCATION CERTIFICATE
I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; 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, 9/31/95, 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 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.

M.E. Morris 9/1/95
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE		
623 25 ROAD		
FOR: GUTIERREZ	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLD AVE. GRAND JUNCTION COLORADO 81501 484-7568 241-2370	SURVEYED BY: DS RM
SCALE: 1" = 30'		DRAWN BY: CB
DATE: 9/1/95		ACAD ID: GUTIERRE
		SHEET NO.
		FILE: 95242