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BLDG PERMIT NO. 56001

PLANNING CLEARANCE

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

363-0960-04-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1900 N. 26th St. TAX SCHEDULE NO. 2945-121-10-021
 SUBDIVISION Malrace Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1350
 (1) OWNER Steve & Linda Mabie NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1900 N. 26th St.
 (1) TELEPHONE 243-4728 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Bookcliff Builders USE OF EXISTING BLDGS Residence
 (2) ADDRESS 316 Cedar St DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 242-2272 2 Car Garage

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 6 TRAFFIC ZONE 28

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).

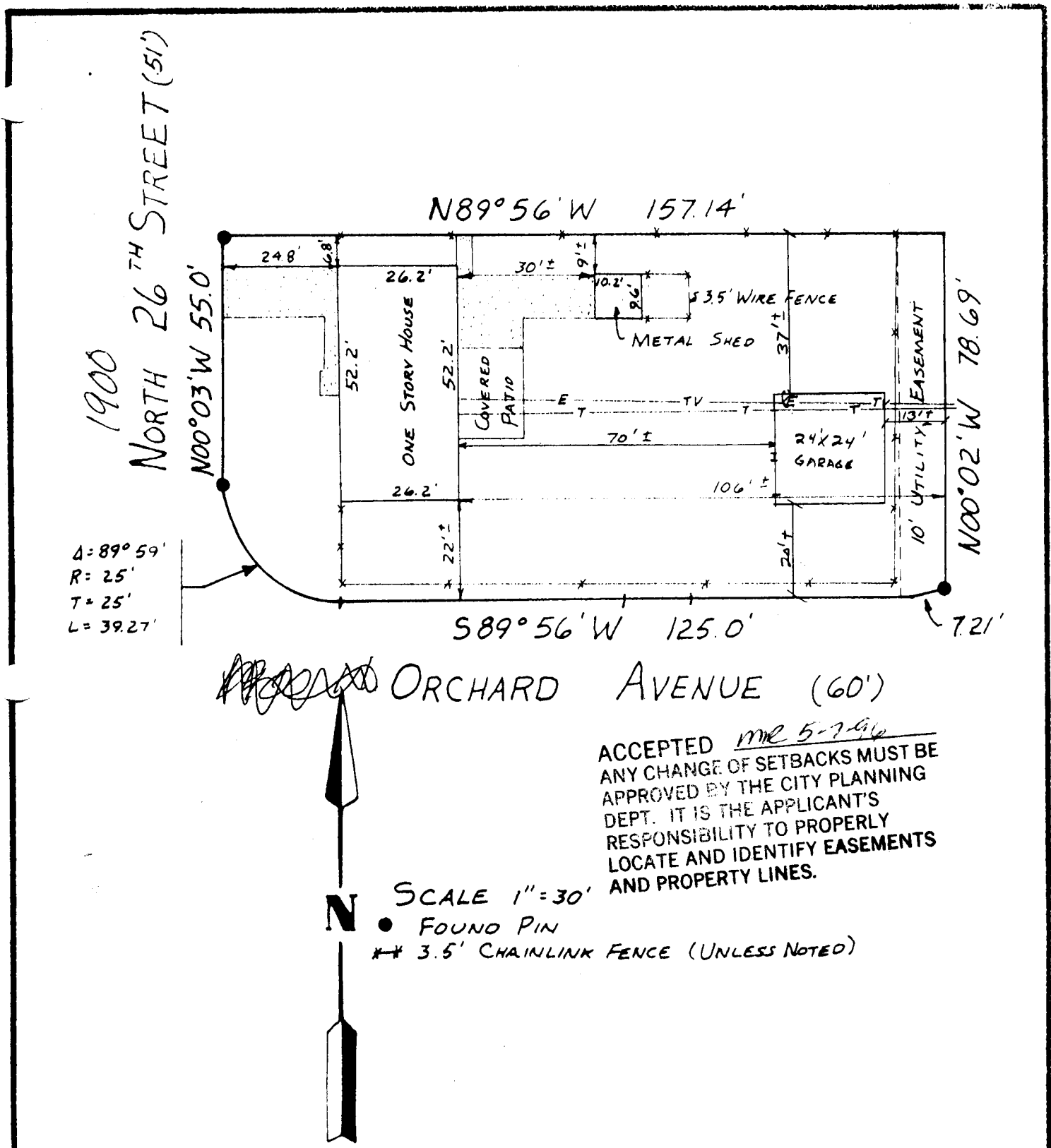
Applicant Signature [Signature] Date 5-7-96
 Department Approval Marcia Rabideaux Date 5-7-96

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

Utility Accounting [Signature] Date 5/2/96

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)



IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 1900 North 26th Street, Lot 1, Block 1, Melrose Estates Subdivision, City of Grand Junction, County of Mesa, State of Colorado.

TAX SCHEDULE NO. 2945-121-10-021

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Denver Mortgage Company, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, 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 15 December 1972 EXCEPT UTILITY CONNECTIONS