

FEE \$	<u>10.⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.	<u>55949</u>
-----------------	--------------

✓ 4

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

3016-0590-23-5 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>1930 N. 9th ST.</u>	TAX SCHEDULE NO. <u>2945-111-08-006</u>
SUBDIVISION <u>College Park BLK C</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>320</u>
FILING _____ BLK <u>C</u> LOT <u>544' LOT 4</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>CHRIS 270</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>1930 N. 9th ST.</u>	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-243-9408</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>SAME</u>	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS <u>SAME</u>	USE OF EXISTING BLDGS <u>1</u>
(2) TELEPHONE <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>1 1/2 car Detached Garage.</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u> <u>To Eave</u>	CENSUS TRACT <u>5</u> TRAFFIC ZONE <u>27</u>

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).

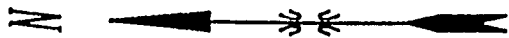
Applicant Signature <u>[Signature]</u>	Date <u>29 April 96</u>
Department Approval <u>[Signature]</u>	Date <u>April 30, 1996</u>

ditional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in current 3/4 use

Utility Accounting <u>Miller Joubert</u>	Date <u>4-30-96</u>
--	---------------------

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)



ACCEPTED *[Signature]* 4-30-96
 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.

DESCRIPTION

The South 49 feet of Lot 4 in Block C of College Subdivision, TOGETHER WITH the East 10 feet of Ninth Street adjacent to said Lot as vacated by instrument recorded October 26, 1977 in Book 1124 at Page 700, Mesa County, Colorado

MERIDIAN TITLE 13823

TAX ID NO. 2445-111-08-005

LEGEND & NOTES

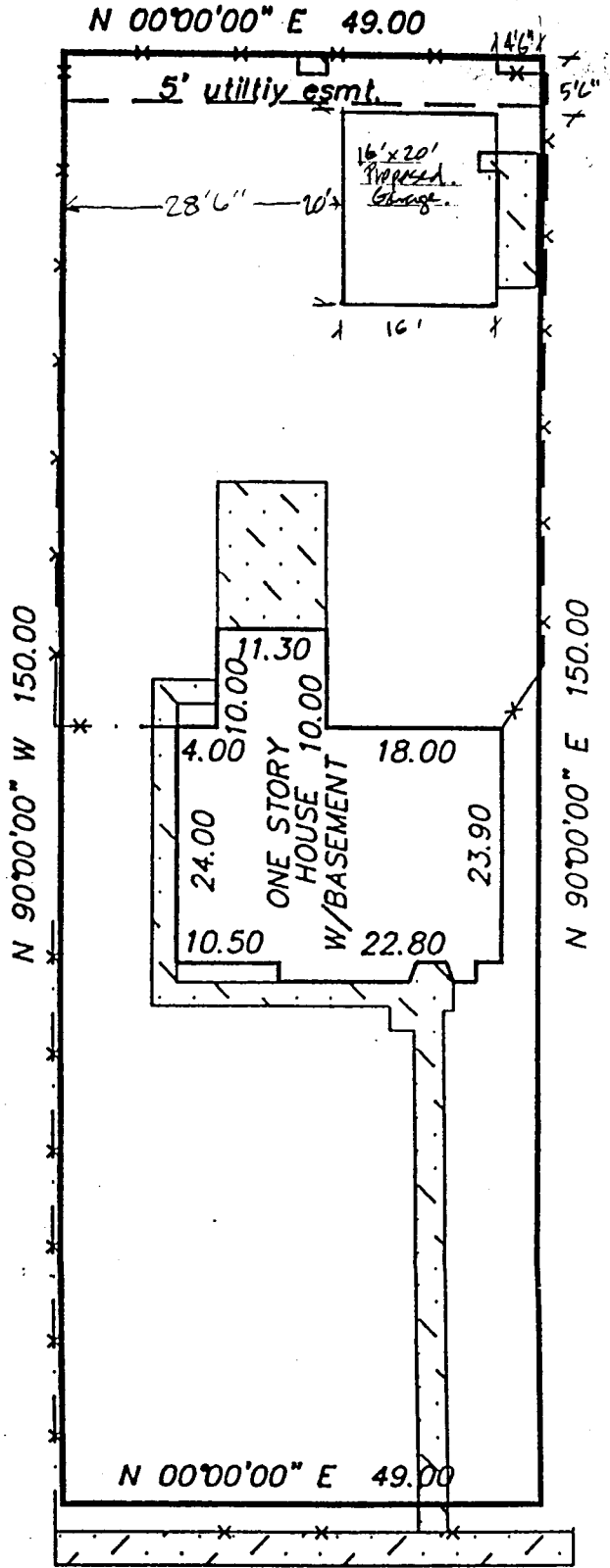
- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

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, 10/11/93, 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 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.

[Signature] 10/12/93



1430 N. 9th STREET

