

FEE \$	<u>1000</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.	<u>57065</u>
-----------------	--------------

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

30-2-2080-068 Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1931 Barbary Ct. TAX SCHEDULE NO. 2945-014-10-006

SUBDIVISION Spr Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 416 <sup>#</sup>

FILING 2 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1430

(1) OWNER Steve Nicholson NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS same

(1) TELEPHONE 241-8500 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dorsey & Sons Const USE OF EXISTING BLDGS Res.

(2) ADDRESS 690 29 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: addition

(2) TELEPHONE 242-2300 living area. new kitchen

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater

Side 5 from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 21

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 R. Dorsey Date Aug. 5-96

Department Approval Marcia Robideaux Date 8-5-96

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

Utility Accounting Attie News Date 8-6-96

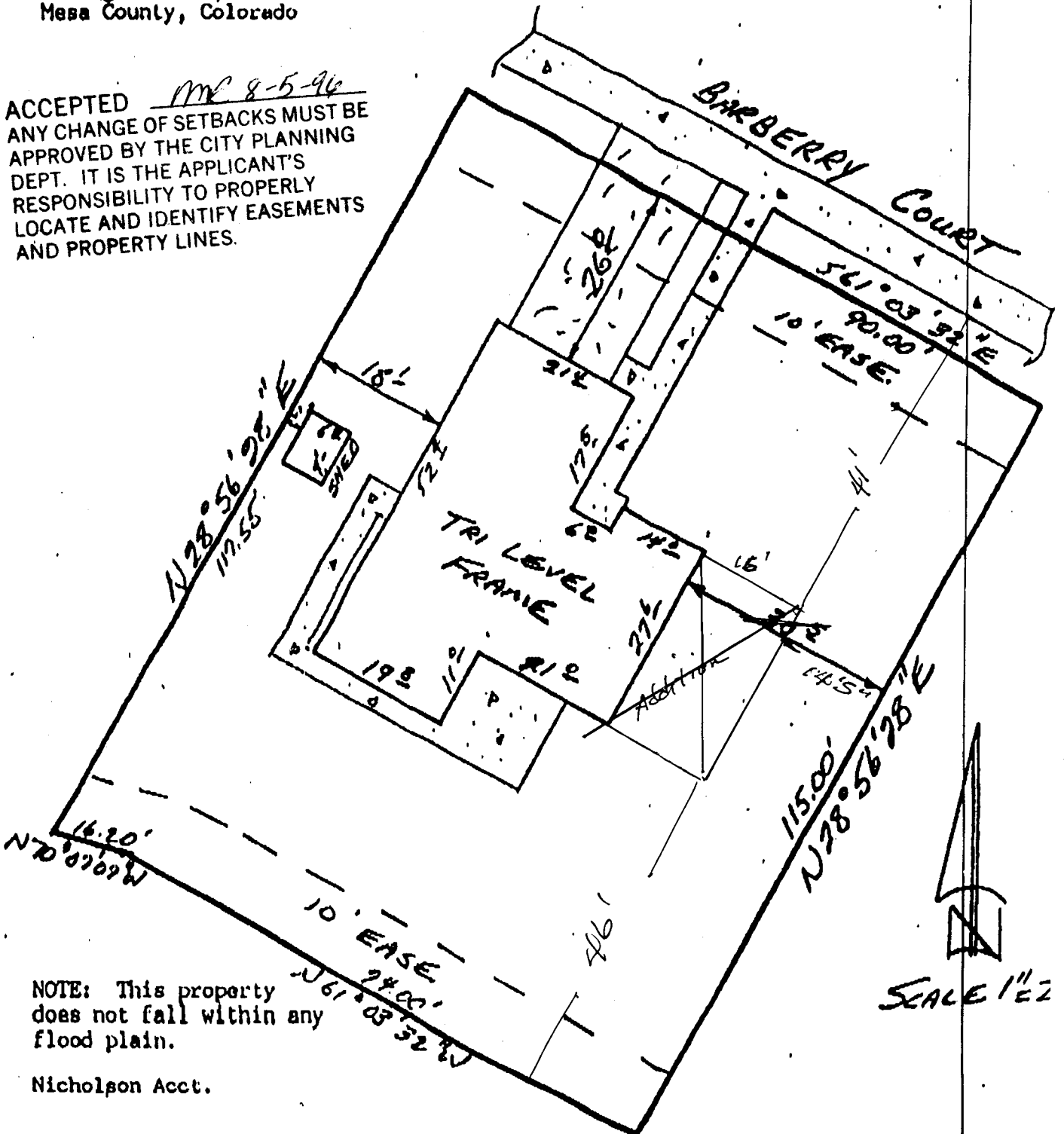
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

**IMPROVEMENT LOCATION CERTIFICATE**

1931 Barberry Court  
 Lot 6, Block 3,  
 Spring Valley,  
 Filing No. Two,  
 Mesa County, Colorado

ACCEPTED MM 8-5-96  
 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: This property  
 does not fall within any  
 flood plain.

Nicholson Acct.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Franklin-Harris 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 1/25/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.

*[Signature]*  
 \_\_\_\_\_