	IG CLEARANCE	
Grand Junction Comm	ential and Accessory Structures) nunity Development Department	
3021-2000-093 INTHIS SECTION TO BE COMPLETED BY APPLICANT MA		
BLDG ADDRESS 723 PACIFIC On G.J.	TAX SCHEDULE NO. 2001 - 357 - 20-039	
SUBDIVISION BELLA VISTA	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 350	
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) 2400 + -	
(1) OWNER RUSS GILLIS	NO. OF DWELLING UNITS BEFORE:(AFTER:(THIS CONSTRUCTION	
(1) ADDRESS 723 PACIFIC DA. 6J.		
(1) TELEPHONE 271 - 5781	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT WEBEN BUILT G.C.	USE OF EXISTING BLDGS <u>S.F. A</u> .	
(2) ADDRESS 6800 AEFOEN MESA NO	DESCRIPTION OF WORK AND INTENDED USE: BATH & XAA	
(2) TELEPHONE 245-1982	ADD SUMROOM - ADD BEST. NM.	
	r, showing all existing and proposed structure location(s), parking, perty, and all easements and rights-of-way which abut the parcel.	

ZONE KSF-Z	Maximum coverage of lot by structures 25%
SETBACKS: Front 20^{-4} from property line (PL) or 45^{-4} from center of ROW, whichever is greater	Parking Req'mt 2
Side 15^{-1} from PL Rear 30^{-1} from PL	Special Conditions
Maximum Height	CENSUS TRACT

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).

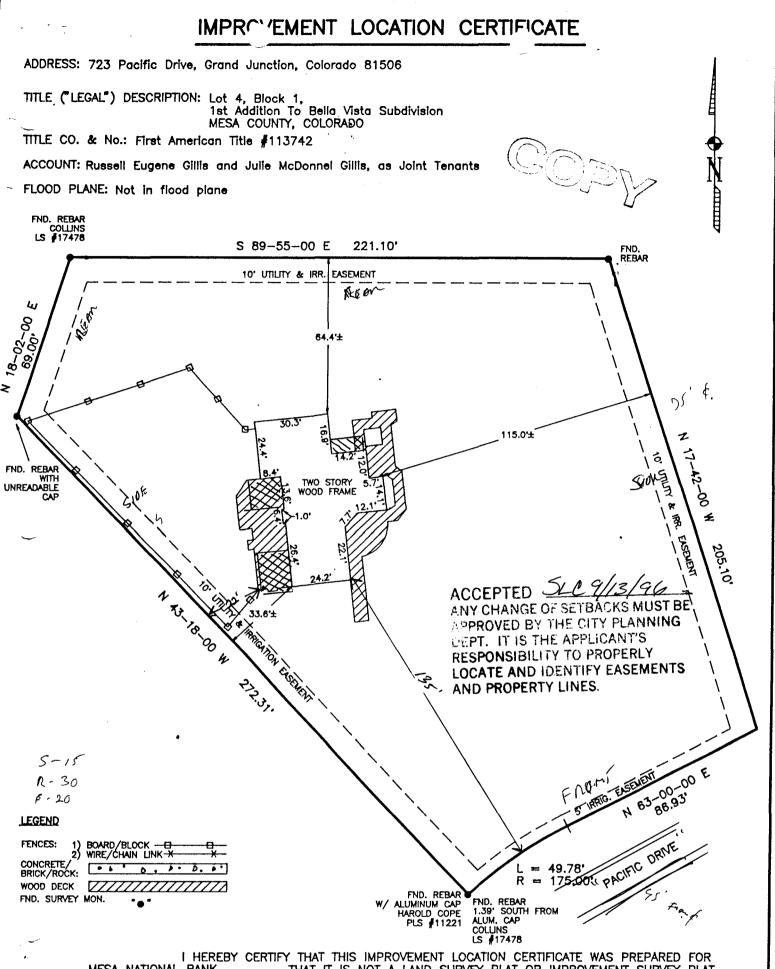
Applicant Signature	Date 9-13-96
Department Approval Santa Costallo	Date <u>9/13/96</u>
citional water and/or sewer tap fee(s) are required: YES NO	
Utility Ascounting have the	Date
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Gra	and Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



LS #17478 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA NATIONAL BANK , 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 5/21/92 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 CO. DUPDENTING ANY PART OF CHIP PARCEL.