

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55180

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3015-0420-039

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1265 Pinyon Ave TAX SCHEDULE NO. 2945-122-00-105

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 560

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

(1) OWNER Todd Hubbard NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 1265 Pinyon Ave

(1) TELEPHONE 257-9328 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Carla Hubbard USE OF EXISTING BLDGS _____

(2) ADDRESS 618 Arapahoe DESCRIPTION OF WORK AND INTENDED USE: Construct

(2) TELEPHONE 241-4326 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) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height (to eave) CENS.T. 6 T.ZONE 31 ANN# _____

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 Todd Hubbard Date 2-25-96

Department Approval Marcia Rabideaux Date 2-23-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA - no change in S/F use

Utility Accounting Miller Fowler Date 2-23-96

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)

DESCRIPTION

Beginning at a point 145 feet North and 149.3 feet West of the Southeast Corner of Lot Four, Block One of PARMOUNT SUBDIVISION, thence West 50 feet, thence North 125 feet, thence East 50 feet, thence South 125 feet to the point of beginning, MESA COUNTY, COLORADO.

MERIDIAN TITLE 19355
TAX ID. NO. 2945-122-00-105



14.00
4/0

ACCEPTED MR 2-23-94
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.

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

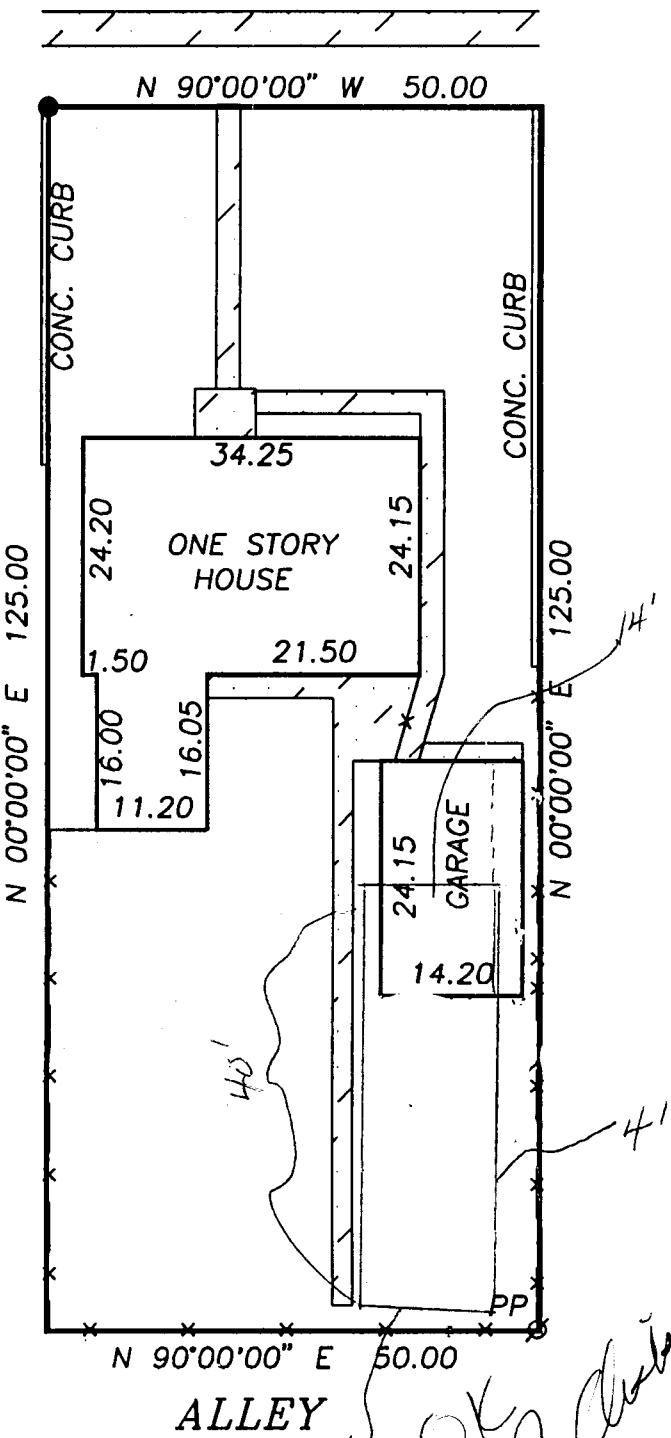
THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST; 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, 8/17/95, 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.

[Signature] 8/18/95

PINYON AVENUE



[Handwritten signature]
2-22-96

