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BLDG PERMIT NO.	56494
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



3010-1520-07-7 **THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS	<u>1200 Texas Av</u>	TAX SCHEDULE NO.	<u>2945-123-12-016</u>
SUBDIVISION	<u>Prospect Park</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>576</u>
FILING	BLK <u>1</u> LOT <u>30</u>	SQ. FT. OF EXISTING BLDG(S)	<u>912 house</u>
(1) OWNER	<u>Dennis Rodriguez</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1200 Texas</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-1968</u>	USE OF EXISTING BLDGS	<u>Home</u>
(2) APPLICANT	<u>Ashley Const</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Build</u>
(2) ADDRESS	<u>545 Grand mesa Av</u>		<u>a 24'x24' Garage - for car's</u>
(2) TELEPHONE	<u>242-2633</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>R5F-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>3' side must be measured to eave NOT wall</u>
Side	<u>3'</u> from PL	Rear	<u>3'</u> from PL
Maximum Height	_____	CENSUS TRACT	<u>6</u> TRAFFIC ZONE <u>31</u>

*Accession*

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>Ronald Ashby</u>	Date	<u>6-13-96</u>
Department Approval	<u>Maria Babidans</u>	Date	<u>6-13-96</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - no change in S/F

Utility Accounting Melvin Fowler Date 6-13-96

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

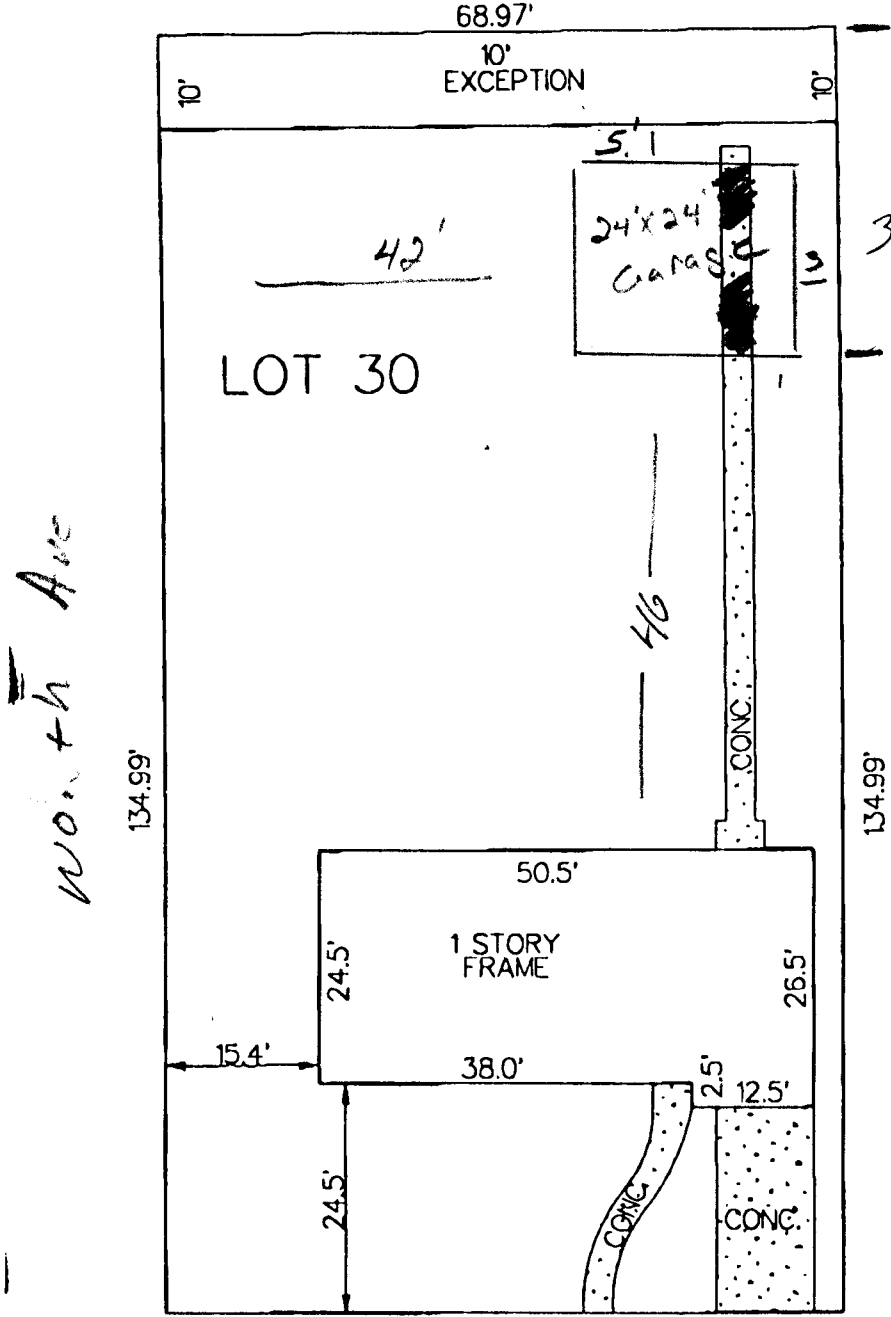
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

1200 TEXAS AVENUE

FIRST AMERICAN TITLE #122890  
 RODRIGUEZ ACCT.

LOT 30 IN BLOCK 1 OF PROSPECT PARK, EXCEPT THE NORTH 10 FEET GRANTED TO  
 THE CITY OF GRAND JUNCTION IN INSTRUMENT RECORDED IN BOOK 550, AT PAGE 279,  
 SA COUNTY, COLORADO.



North Ave

ACCEPTED MC 6-13-96  
 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.

1200 TEXAS AVENUE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO,  
 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 EASEMENTS, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
 THIS DATE, 4/19/96 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 OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS  
 NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770