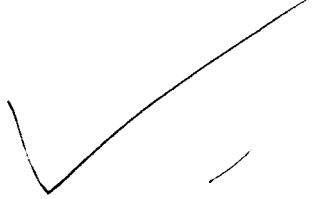


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58655

3008-1680 024

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>1520 N. 23rd</u>	TAX SCHEDULE NO. <u>2945-124-00-001</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>60 sq ft</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1200 + -</u>
(1) OWNER <u>Nola G. Daily</u>	NO. OF DWELLING UNITS BEFORE: <u>2</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1520 N 23rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2712</u>	USE OF EXISTING BLDGS <u>Home garage</u>
(2) APPLICANT <u>owner</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>same</u>	<u>extend kitchen</u>
(2) TELEPHONE <u>same</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>50'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS TRACT <u>60</u> TRAFFIC ZONE <u>31</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>Nola G. Daily</u>	Date <u>1/3/97</u>
Department Approval <u>Santa J. Costello</u>	Date <u>1/3/97</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. No Change in use

Utility Accounting Marshall Cole Date 1/3/97

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)

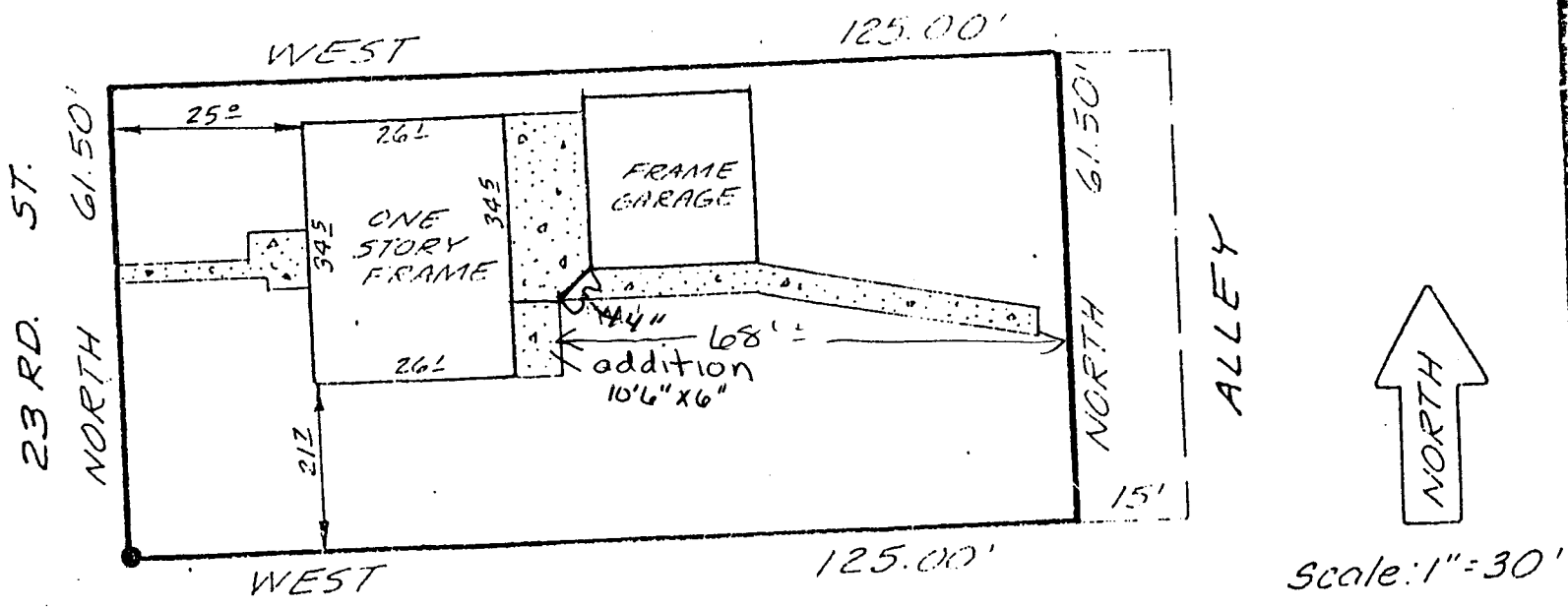
ACCEPTED *SLC 1/3/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IMPROVEMENT LOCATION CERTIFICATE

1520 NORTH 23RD AVENUE, GRAND JUNCTION,

Beginning at a point 158.5 feet North and 25 feet East of center of the SE 1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence East 140 feet, thence North 61.5 feet, thence West 140 feet, thence South 61.5 feet to the Point of Beginning, EXCEPT for the East 15 feet for alley purposes as granted to the City of Grand Junction by instrument recorded May 3, 1955 in Book 642 at Page 299.

MESA COUNTY, COLORADO.



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____'s Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER _____