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BLDG PERMIT NO. 60029

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 540 28 Rd TAX SCHEDULE NO. 2943-073-00-163
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 560 +/-
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Eugene D + Beverly Cordova NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 540 28 Rd
 (1) TELEPHONE 243-2385 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Eugene D Cordova USE OF EXISTING BLDGS home
 (2) ADDRESS 540 28 Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-2385 addition

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 6 TRAFFIC 28 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).

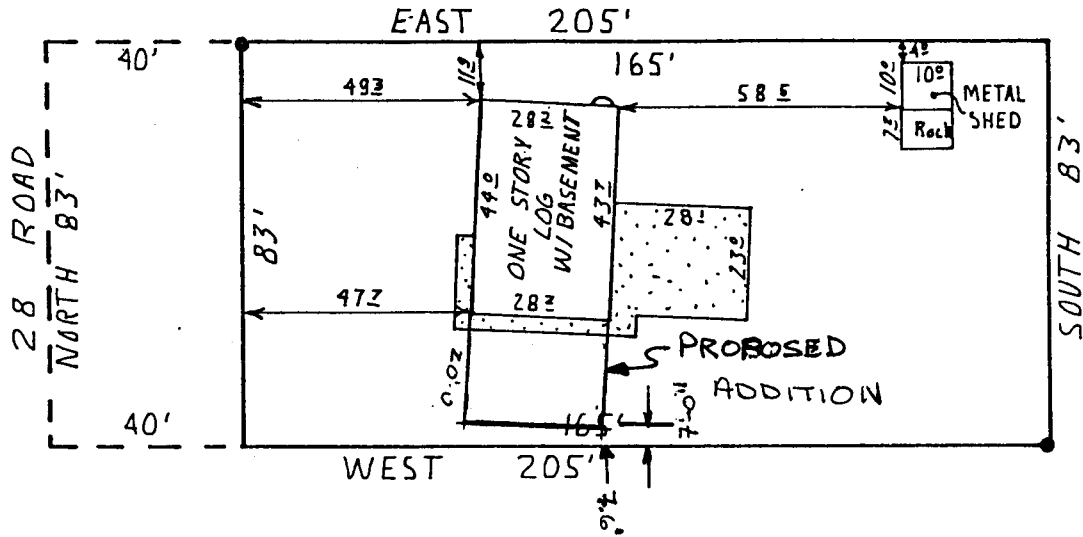
Applicant Signature Eugene D Cordova Date 4-18-97
 Department Approval Marcia Rabideaux Date 4-18-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3008-1640-05-1
 Utility Accounting C. R. ... Date 4-18-97

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

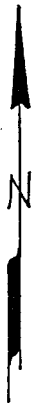
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE
540 28 ROAD



PROPERTY DESCRIPTION

BEGINNING AT THE NW COR. SW 1/4 NW 1/4 SW 1/4 SEC. 7, T15S, R10E, UTE MERIDIAN, THENCE EAST 205', THENCE SOUTH 83', THENCE WEST 205', THENCE NORTH 83', TO THE POINT OF BEGINNING. IN MESA COUNTY, COLORADO.



SCALE 1" = 40'
 • CORNER FD.

ACCEPTED MR 4-18-97
 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.

By P. M.

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence of any easements or other interests in the property.