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BLDG PERMIT NO. 01851

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

BLDG ADDRESS 1918 BARBERRY CT. TAX SCHEDULE NO. 2945-014-10-009
 SUBDIVISION SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 230^{sq}
 FILING 2 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1800^{sq}
 (1) OWNER HAROLD CRUSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1918 BARBERRY CT.
 (1) TELEPHONE 256-9821 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT JAMES HAAS CONST. USE OF EXISTING BLDGS 1 FAM RES
 (2) ADDRESS 3247 WHITE AV. #1 CLIFTON DESCRIPTION OF WORK AND INTENDED USE: COVERED
 (2) TELEPHONE 434-7527 PATIO

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-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions ACCO approval
 Maximum Height _____ required
 CENSUS 10 TRAFFIC 21 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 James M. Haas Date 9-3-97
 Department Approval Donnie Edwards Date 9-3-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. _____
 Utility Accounting [Signature] Date 9-3-97

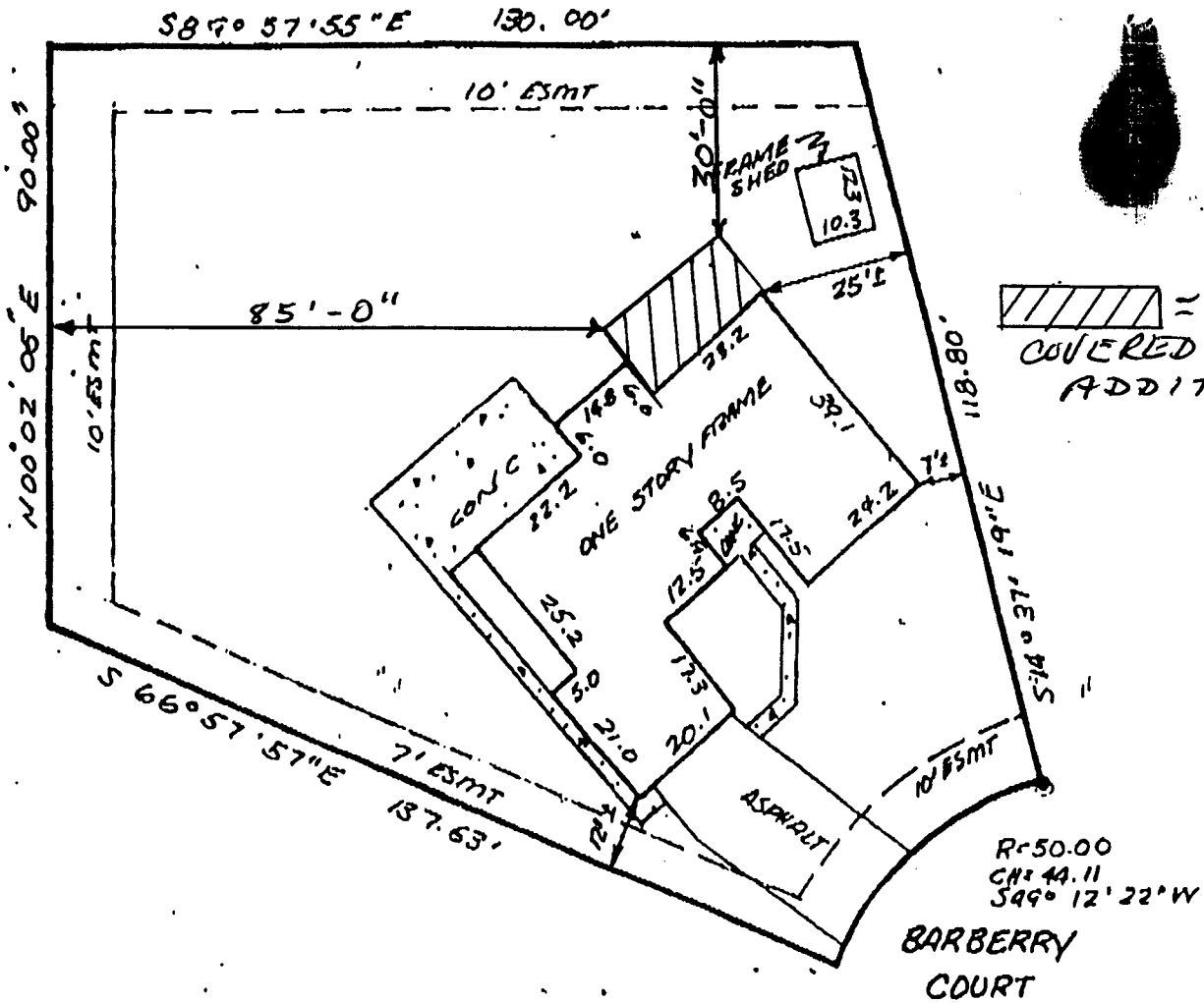
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

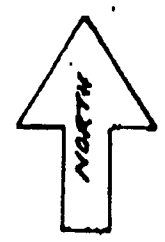
IMPROVEMENT LOCATION CERTIFICATE

1918 Barberrry Court, Grand Junction,
 Lot 9 in Block 3, Spring Valley Filing No. 2
 Mesa County, Colorado

Meridian Land Title #17064
 Cruson Acct.



= NEW COVERED PATIO ADDITION



SCALE: 1" = 30'

ACCEPTED *Ronnie* 9/3/97
 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.

ACCO Approval required.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Countrywide Funding, 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, BOUNDARIES OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 11/17/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND