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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 60653

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 101 Elm Ave TAX SCHEDULE NO. 2945-113-05-001
 SUBDIVISION Sherwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 576
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1560
 (1) OWNER Delroy Charlesworth NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 101 Elm Ave NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-6176 USE OF EXISTING BLDGS House
 (2) APPLICANT Delroy Charlesworth DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 101 Elm Ave 2 Car Garage
 (2) TELEPHONE 2426176

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 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
to eave Maximum Height 32'
 CENSUS 4 TRAFFIC 34 ANNEX# _____

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 Delroy Charlesworth Date 6-3-97
 Department Approval Antonia Castells Date 6-3-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3004-0330-15-8
 Utility Accounting Richardson Date 6-3-97

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

101 ELM AVENUE

FIRST AMERICAN TITLE #126197
CHARLESWORTH ACCT.

LOT 1 IN BLOCK 8 OF SHERWOOD ADDITION SUBDIVISION PLAT OF BLOCKS 8,9,11,12 & 13,
MESA COUNTY, COLORADO.

ELM AVENUE

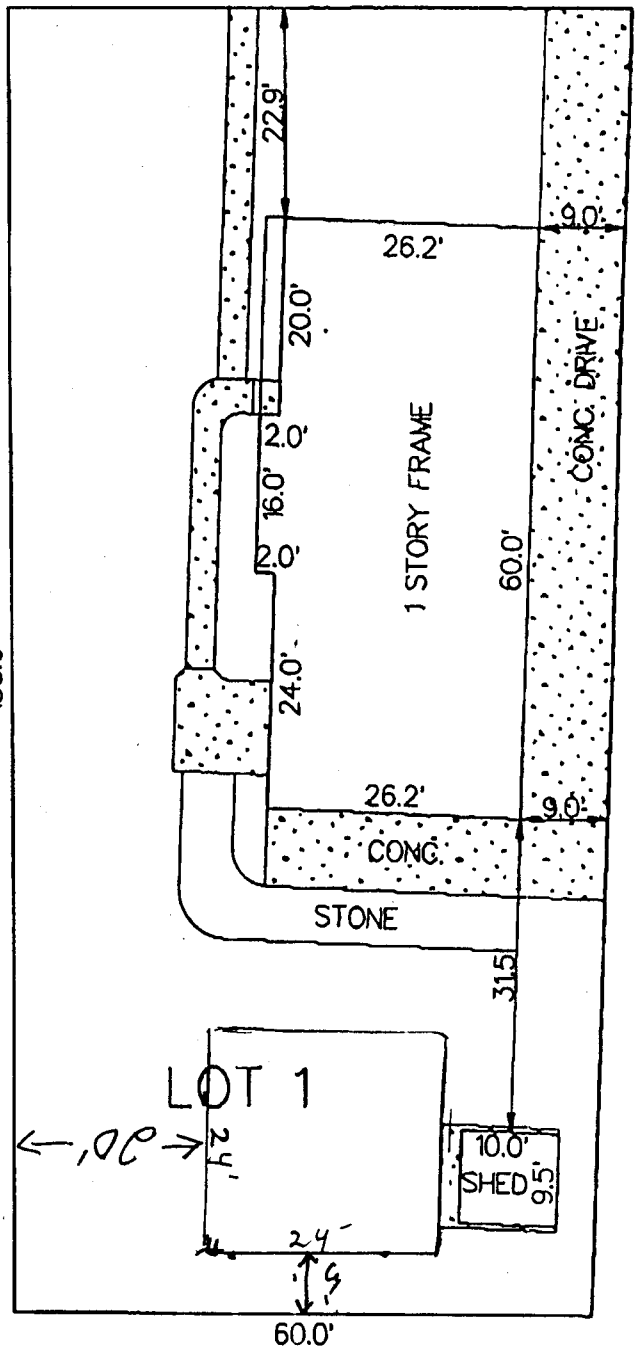
65.0'

ACCEPTED SLC 6/3/97
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.

FIRST STREET
133.0'



SCALE: 1" = 20'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST FEDERAL, 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, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 4/15/97 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