

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 101578

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

2007-0835-028

BLDG ADDRESS 906 Hill Ave TAX SCHEDULE NO. 2945-141-16-018

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18x22

FILING — BLK 25 LOT 29+30 SQ. FT. OF EXISTING BLDG(S) (14x20)+(30x40)

(1) OWNER Diana J.G. Osborn NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 906 Hill Ave.

(1) TELEPHONE 243-8008 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT — USE OF EXISTING BLDGS Home

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: garage expansion (# breeze-way)

(2) TELEPHONE —

**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 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 5' from PL Rear 15' from PL Special Conditions —

Maximum Height 32' CENSUS 12 TRAFFIC 36 ANNX# —

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 Diana J.G. Osborn Date 9-5-97

Department Approval Ronnie Edwards Date 9-5-97

Additional water and/or sewer tap fee(s) are required: YES — NO  W/O No. —

Utility Accounting Osborn Date 9-5-97

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

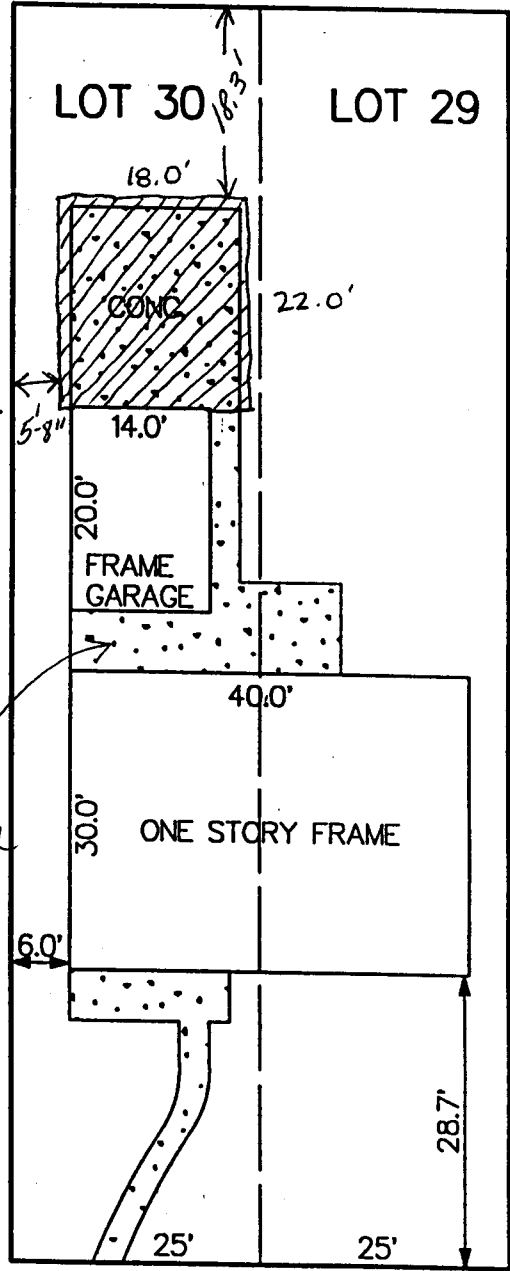
906 HILL AVENUE, GRAND JUNCTION

WESTERN COLORADO TITLE #94-3-120M  
OSBORN ACCT.

LOTS 29 & 30 IN BLOCK 25  
OF CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO.

ALLEY

50'



GARAGE  
ADDITION

ACCEPTED *Ronnie* 9/5/96  
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.

*add driveway  
& attach to house  
verbally okayed  
& faked w/ Bob Lee  
9/5/96 2:52 p.m.*



SCALE: 1" = 20'

HILL AVENUE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CENTENNIAL SAVINGS BANK,  
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, 04/08/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS