

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60369

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

9005-1800-024

BLDG ADDRESS 810 Kennedy ave TAX SCHEDULE NO. 2945-114-14-024  
 SUBDIVISION Mesa County Colorado SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624  
 FILING \_\_\_\_\_ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 2000  
 (1) OWNER Jose R Gonzalez NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 810 Kennedy ave  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Jose Gonzalez USE OF EXISTING BLDGS Dwelling  
 (2) ADDRESS 810 Kennedy ave DESCRIPTION OF WORK AND INTENDED USE: Build  
 (2) TELEPHONE 242-0395 2 CAR Garage

**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 30' from property line (PL)  
 or 45' from center of ROW, whichever is greater  
 Parking Req'mt 2  
 Side 3' to eave from PL Rear 3' to eave from PL  
 Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 CENSUS 5 TRAFFIC 33 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 X Jose Gonzalez Date X 5/8/97  
 Department Approval Laura J. Castello Date 5/8/97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. No charge  
 Utility Accounting CM Cole Date 5/8/97

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

810 KENNEDY AVENUE

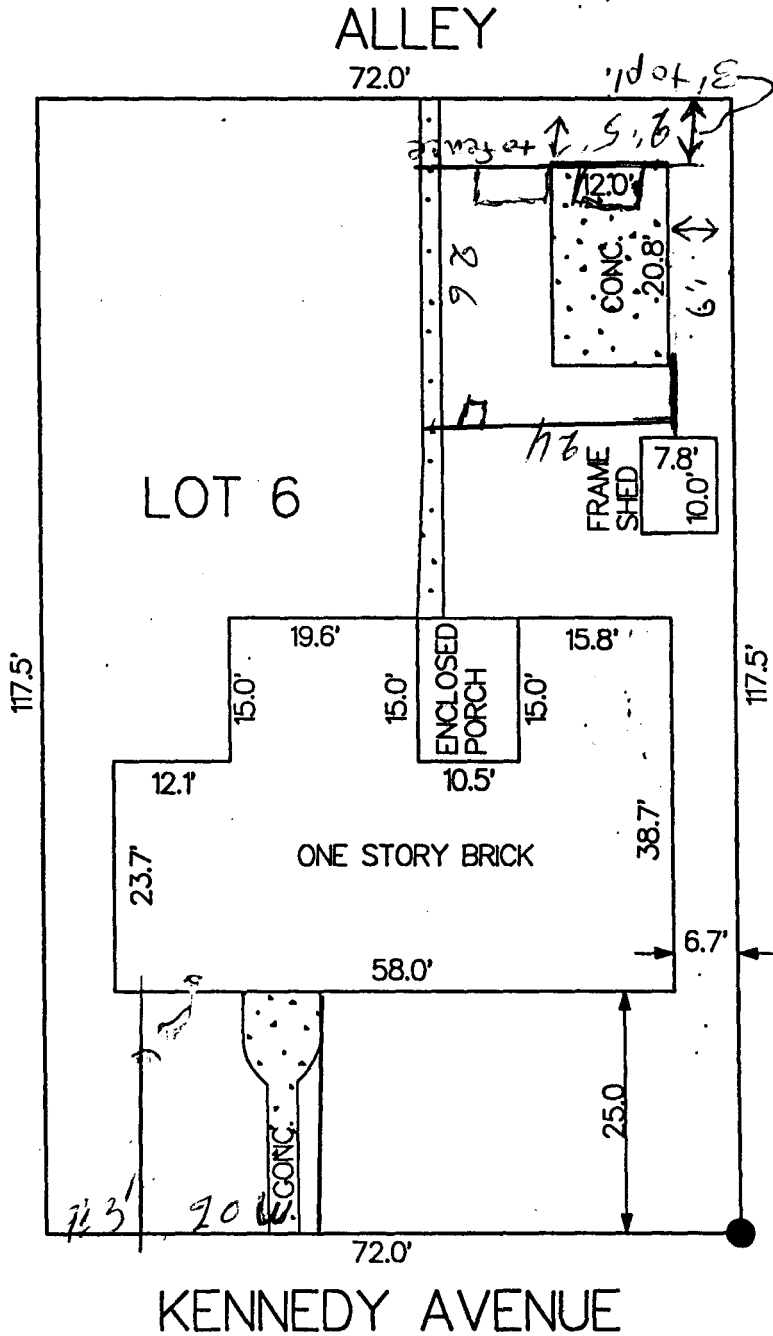
ABSTRACT TITLE #896453  
GONZALES ACCT.

LOT 6 OF KENNEDY SUBDIVISION, MESA COUNTY, COLORADO.

ACCEPTED *SUC 5/8/97*  
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.



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 BANC ONE

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, 9/20/95 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 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS