

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

BLDG PERMIT NO. 58726

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

3020-2160-09-6  THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2848 Mesa ave TAX SCHEDULE NO. 2943-073-01-016

SUBDIVISION Lot 9 Blk 1 Tula Sub-1st add SQ. FT. OF PROPOSED BLDG(S)/ADDITION 85  
 - Replat of Lots 5-15

FILING First BLK 1 LOT 5-15 SQ. FT. OF EXISTING BLDG(S) 2032

(1) OWNER Daniel Schnell NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2848 Mesa ave. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-245-9340 USE OF EXISTING BLDGS Residence

(2) APPLICANT Daniel Schnell DESCRIPTION OF WORK AND INTENDED USE: Construction

(2) ADDRESS 2848 Mesa ave. of Sun Room off Dining area.

(2) TELEPHONE 970-245-9340

REQUIRED: <sup>1</sup>~~Two (2)~~ plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 32' CENSUS TRACT 6 TRAFFIC ZONE 3A

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 [Signature] Date 1-7-97

Department Approval Ronnie Edwards Date 1-7-97

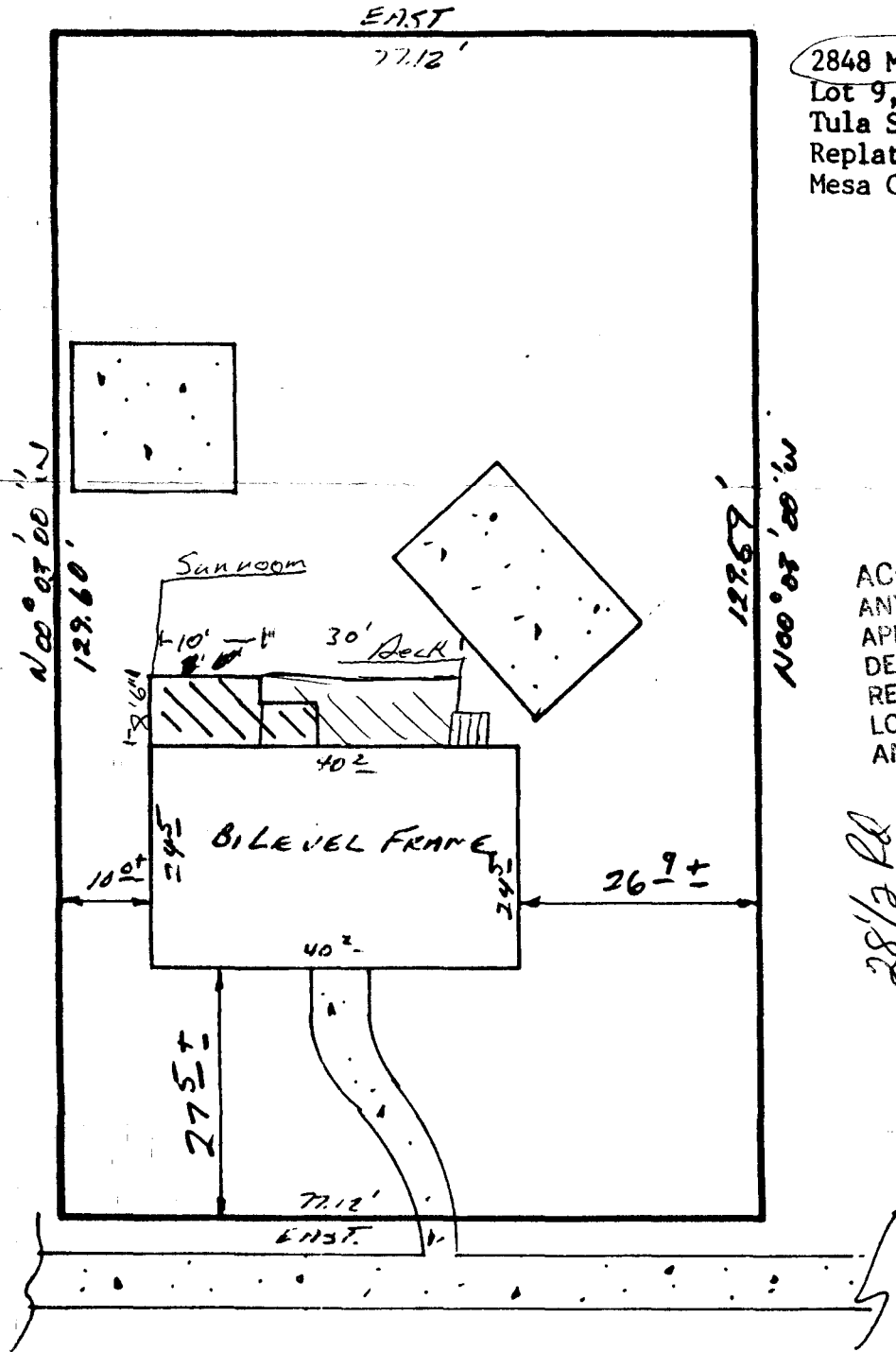
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 1/2/97

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)

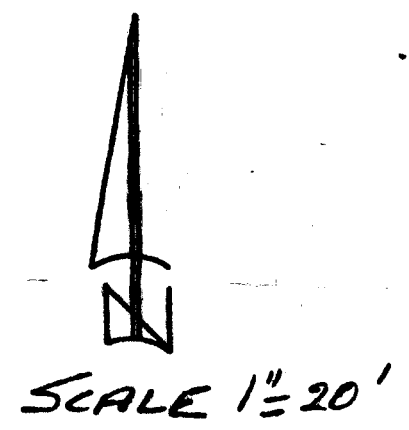
IMPROVEMENT LOCATION CERTIFICATE



2848 Mesa Avenue  
 Lot 9, Block 1,  
 Tula Subdivison, First Addition-  
 Replat of Lots 5 thru 15,  
 Mesa County, Colorado

ACCEPTED *Donnie 4/7/99*  
 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.

*28 1/2 Rd*

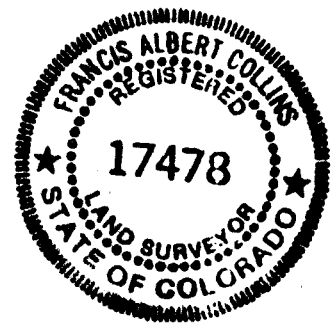


MESA AVENUE

NOTE: This property does not fall within any flood plain.  
 Schnell Acct.  
 Abstract & Title

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Fidelity Mortgage, 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 5/22/89 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 NOTED.

*F. A. Collins*  
 FRANCIS A. COLLINS, L.S. 17478



<b>SURVEYIT</b>		MAILING: 2004 NORTH 12th. SUITE 9 GRAND JUNCTION, CO. 81501	
PHONE: 803-245-3777		by Collins	
SURVEYED BY: <i>F.C.</i>	DATE SURVEYED: <i>5/22/89</i>		
DRAWN BY: <i>F.C.</i>	DATE DRAWN: <i>5/22/89</i>		
REVISION:	SCALE: <i>1"=20'</i>		