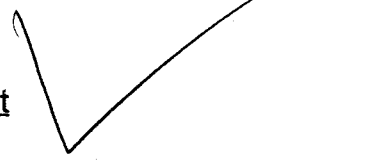


TR 79921
 FEE \$ 10 -
 TCP \$ -0 -

BLDG PERMIT NO. 59861

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1535 Orchard Ave TAX SCHEDULE NO. 2945-123-01-010
 SUBDIVISION N. Sunnyvale Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 864
 FILING _____ BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Sarah M. Greene NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 8486 D Everett Hwy Ananda Co.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 1-303-940-7637 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT James Greene USE OF EXISTING BLDGS home
 (2) ADDRESS 1535 Orchard Ave. DESCRIPTION OF WORK AND INTENDED USE: Garage
 (2) TELEPHONE 245-7392

REQUIRED: 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

Accessory

ZONE BSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 3' from PL Special Conditions measure setback to eave
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 31

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 J. Smith Date 4-8-97
 Department Approval Marcia Babidany Date 4-8-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 3011-2230-06-2

Utility Accounting [Signature] Date 4-8-97

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)

1535 ORCHARD AVENUE

N 90°00'00" E 65.00

DESCRIPTION

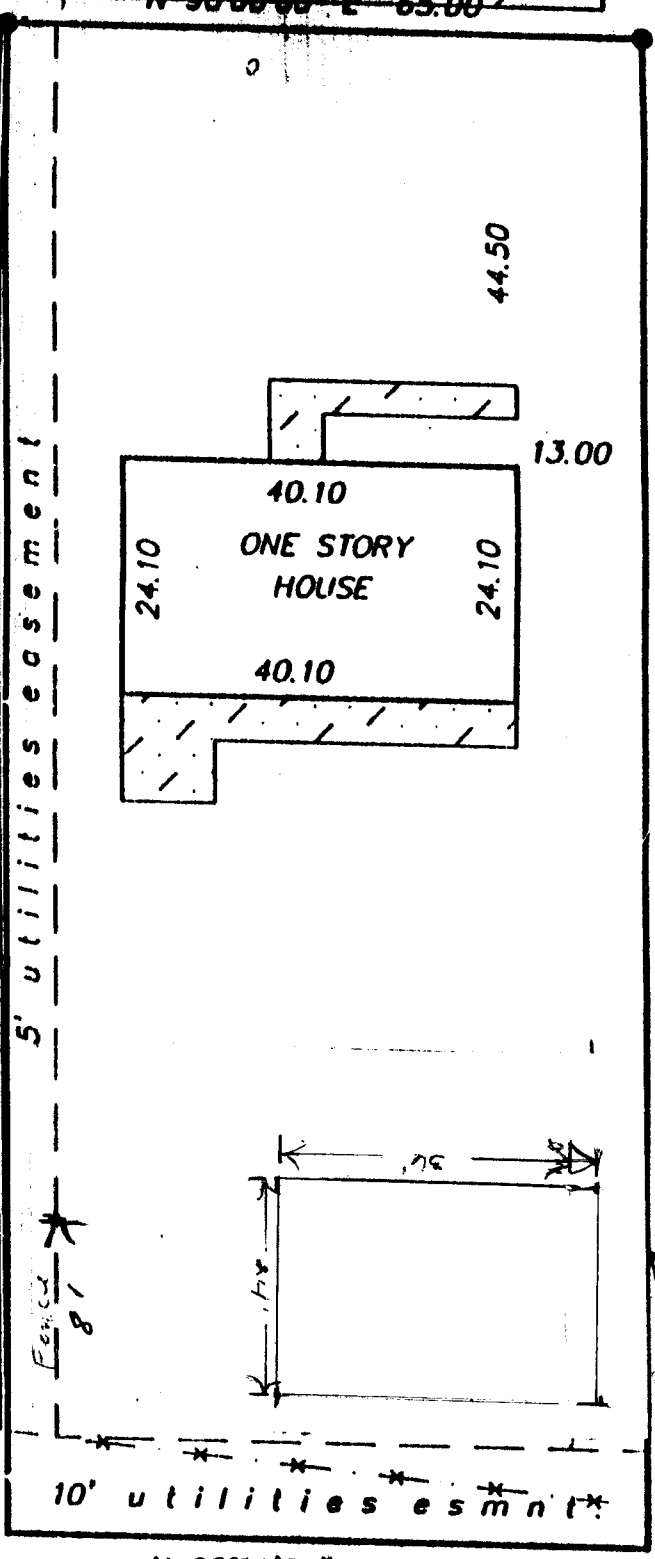
LOT 3 BLOCK 1
NORTH SUNNYVALE ACRES
WELLS COUNTY, COLORADO
ABSTRACT 892695



ACCEPTED *MC 4-8-97*
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.

concrete wall N 00°00'00" E 154.36

5' utilities easement



N 00°00'00" E 154.36

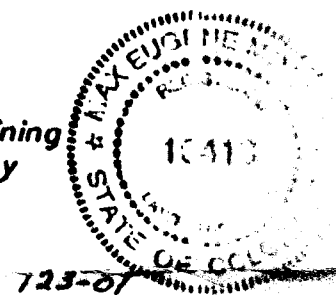
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 2/23/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

Max E. Morris 2/24/93
Max E. Morris, Registered Colorado Land Surveyor #16413



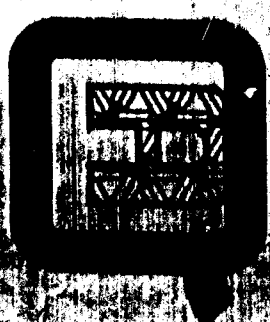
723-01
TAX #2945-121-10-011

IMPROVEMENT LOCATION CERTIFICATE

1535 ORCHARD AVENUE

FOR: GRIEVE

SCALE: 1" = 20' FT



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
964-7568
241-2370

SURVEYED BY:	SB JP
DRAWN BY:	VM NM
ACAD. ID:	GRIEVE
SHEET NO.	

DATE: 2/23/93