

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 61417

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

4003-1000-03-3

BLDG ADDRESS 291 Pinon Street-81503 TAX SCHEDULE NO. 2945-252-00-002

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 sq ft.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) HOUSE = 1300 sq ft.

(1) OWNER James & Kristine Harenza NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 291 Pinon Street-81503

(1) TELEPHONE 970-241-5249 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS HOME and STORAGE SHED

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Erection

(2) TELEPHONE _____ of a 30'x40' garage. Wood structure to be built on concrete slab.

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 _____ 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 13 TRAFFIC 80 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 James C. Harenza Date 8-4-97

Department Approval Antonia J. Costello Date 8-4-97

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

Utility Accounting Deanna Shays Date 8/4/97

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

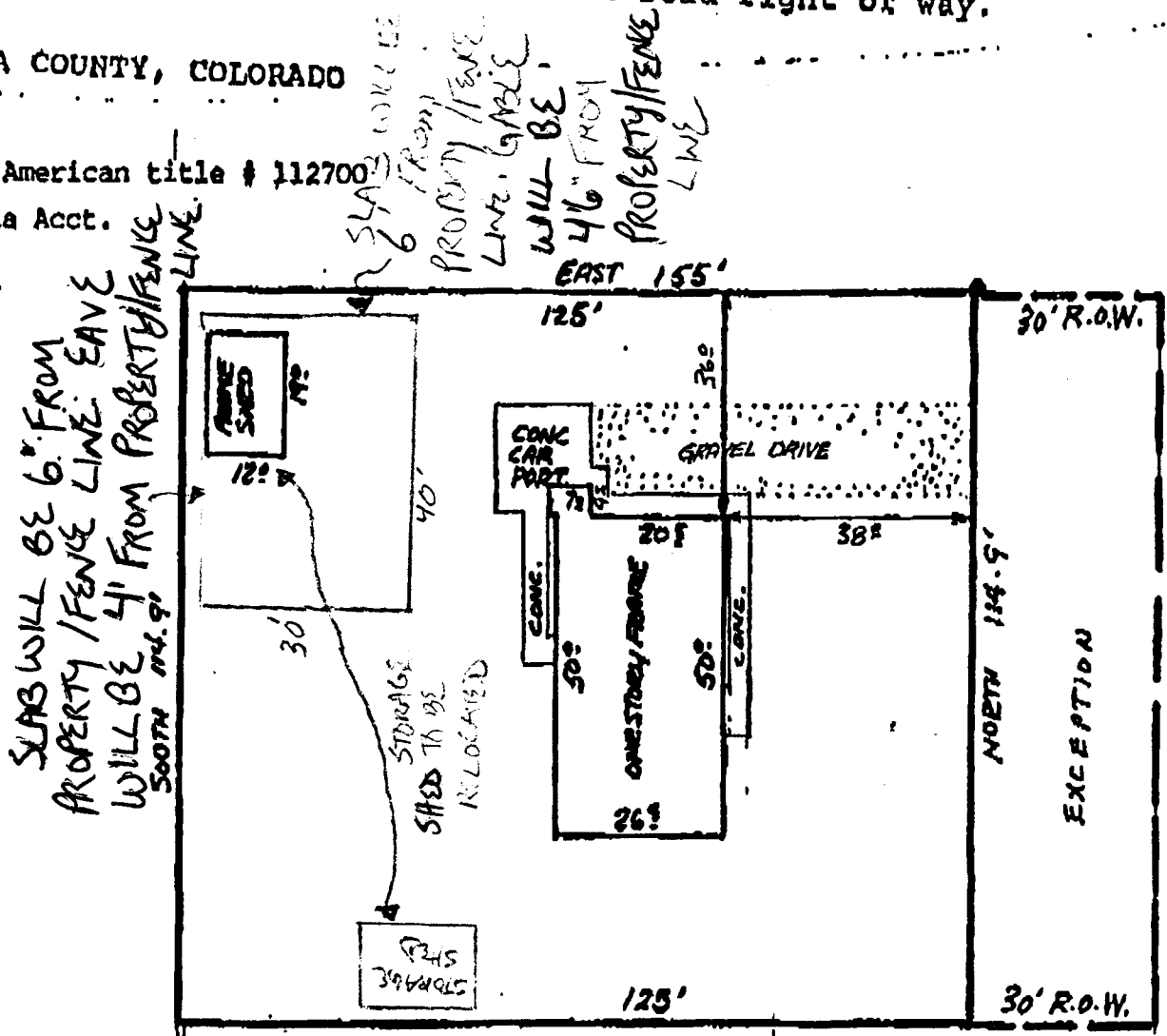
291 PINON STREET, GRAND JUNCTION,

Beginning 285 feet East and 430.2 feet South of the Northwest corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian;
 thence South 114.9 feet;
 thence East 155 feet;
 thence North 114.9 feet;
 thence West 155 feet to the point of beginning;
 EXCEPT the East 30 feet thereof for road right of way.

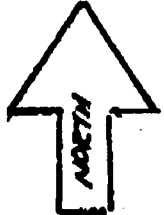
MESA COUNTY, COLORADO

First American title # 112700

Harenza Acct.



SCALE: 1" = 30'



ACCEPTED SLC 8-4-97
 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.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.S. Mortgage Corp., 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, 11/27/91, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE