

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

BLDG PERMIT NO. 59597

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2818 Texas TAX SCHEDULE NO. 2943-073-09-003  
 SUBDIVISION East Texas Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 510#±  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Evelyn Mercer NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2818 Texas NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 2431625 USE OF EXISTING BLDGS Living  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Add  
 (2) ADDRESS \_\_\_\_\_ ON Addition  
 (2) TELEPHONE \_\_\_\_\_

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

ZONE RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions one chair beauty salon  
in home ok w/ home occ. permit  
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 30 <sup>526</sup> <sub>3/31/97</sub>

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 Evelyn Mercer Date 2-26-97  
 Department Approval Antonia Costello Date 2/26/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3008-1500-15-6

Utility Accounting Richard Dow Date 2-26-97

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

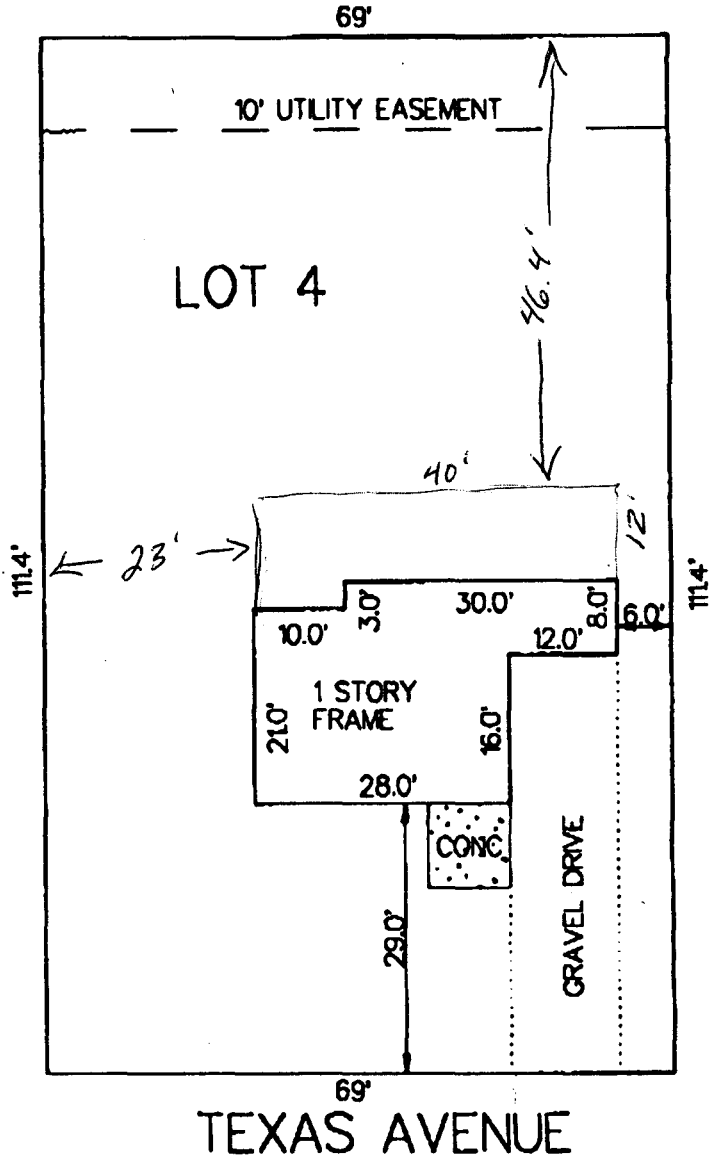
2818 TEXAS AVENUE

MERIDIAN LAND TITLE #24740  
 MEREER ACCT.  
 LOT 4 OF EAST TEXAS SUBDIVISION AMENDED,  
 MESA COUNTY, COLORADO.



AS  
 AT SCALE: 1" = 20'

ACCEPTED SLC 2/28/97  
 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.

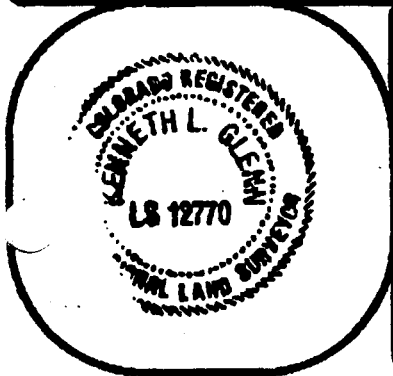


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR 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, 1/23/97 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.

● = FOUND PIN

*Kenneth L. Glenn*  
 KENNETH L. GLENN R.L.S. 12770



<b>SURVEYIT</b>		MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506	
PHONE: 970-245-3777	FAX: 241-4847	<b>by GLENN</b>	
SURVEYED BY: K.G.		DATE SURVEYED: 1/23/97	
DRAWN BY: S.S.		DATE DRAWN: 1/23/97	
REVISION:		SCALE: 1" = 20'	