

FEE \$

10

244-1430

BLDG PERMIT NO. 61699

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2890 TEXAS AVE TAX SCHEDULE NO. 2943-074-03-019
 SUBDIVISION Fruitvale SQ. FT. OF PROPOSED BLDG(S)/ADDITION 640
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 800
 (1) OWNER DARRELL + ALICE SEAL NO. OF DWELLING UNITS
 BEFORE: 5 AFTER: 8 THIS CONSTRUCTION
 (1) ADDRESS 2890 TEXAS AVE
 (1) TELEPHONE 970-256-9174 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT DARRELL + ALICE SEAL USE OF EXISTING BLDGS Home
 (2) ADDRESS 2890 TEXAS AVE DESCRIPTION OF WORK AND INTENDED USE: 18x32
 (2) TELEPHONE 970-256-9174 2 Bdrms. & addition to garage

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) or
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 30

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 Alice Seal Date 8/21/97
 Department Approval Ronnie Edwards Date 8/21/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3012-0460-024

Utility Accounting Alice Seal Date 8-21-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

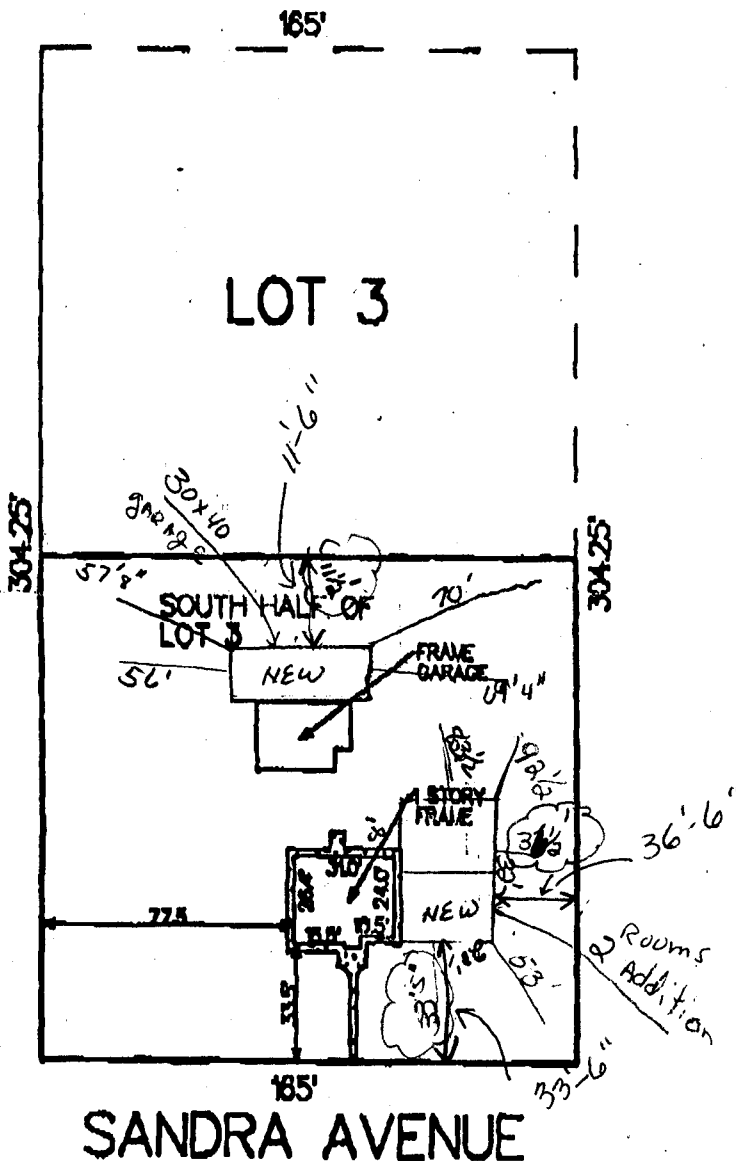
IMPROVEMENT LOCATION CERTIFICATE

2890 TEXAS AVENUE

WESTERN COLORADO TITLE #94-3-48K
SEAL ACCT.

SOUTH HALF OF LOT 3 OF CANNON SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 8/21/97*
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 BANKERS 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 EASEMENTS OR OTHER RIGHTS OR INTERESTS IN REAL PROPERTY.