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BLDG PERMIT NO. 65685

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1716 N 18th St TAX SCHEDULE NO. 2945-123-09-017
 SUBDIVISION Elmwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq ft
 FILING _____ BLK 2 LOT Portions of 34 & 35 SQ. FT. OF EXISTING BLDG(S) 1700
 (1) OWNER Gary L Hauschultz NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: Same THIS CONSTRUCTION
 (1) ADDRESS 1716 N 18th St.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: Same THIS CONSTRUCTION
 (1) TELEPHONE 257-1447 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Gary L Hauschultz
 (2) ADDRESS 1716 N 18th St. DESCRIPTION OF WORK AND INTENDED USE: front
 (2) TELEPHONE 257-1447 patio cover over a pond

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 CENSUS 6 TRAFFIC 31 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 Gary L Hauschultz Date 6-12-98
 Department Approval Debra L Costello Date 6-12-98

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

Utility Accounting [Signature] Date 6/12/98

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

1716 N. 18th STREET

WESTERN COLORADO TITEL #96-4-160K
HAUSCHULZ ACCT.

A tract of land in Lots 34 and 35 in Block 2 of
ELMWOOD PLAZA, according to the refiling plat thereof, being
more particularly described as follows:

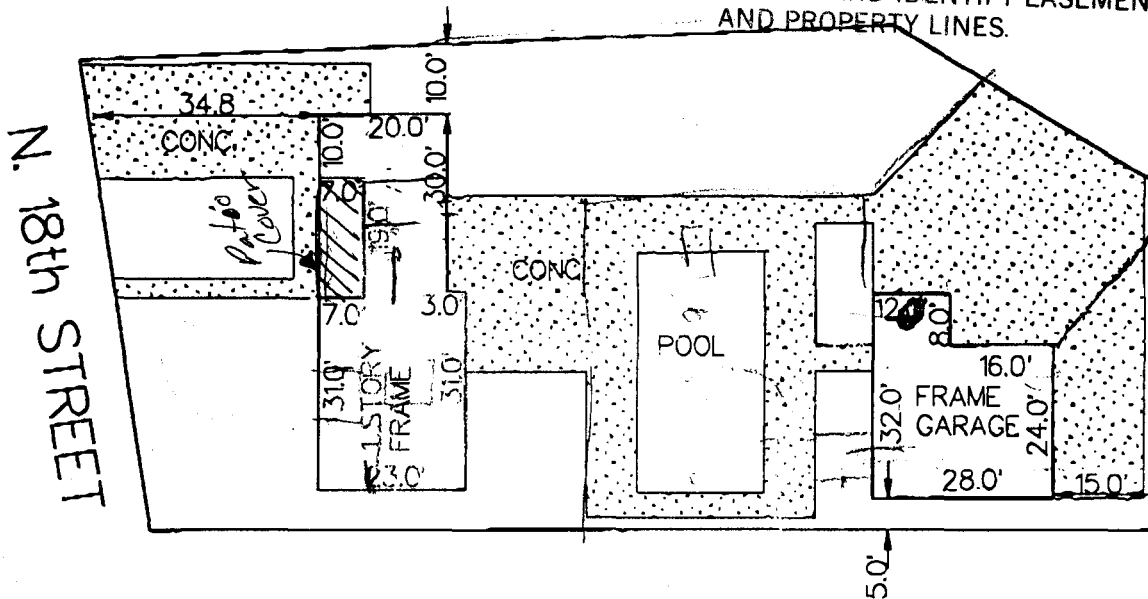
Beginning at a point on the East line of said Lot 34, 63.0 feet
North of the Southeast corner,
thence West to a point on the Westerly line of said Lot 35,
thence Northerly along the Westerly line of said Lot 35 to a
point which is 10 feet South of the Northwest corner of said
Lot 35 as described in instrument recorded December 11, 1973
in Book 1006 at Page 460,
thence Easterly to a point on the Northeasterly boundary of said
Lot 35 which is 22.00 feet Southeastery from the Southeast corner
of Lot 36 in Block 2 of Elmwood Plaza according to the refiling
plat thereof,
thence Southeastery along the Northeasterly boundary of said
Lot 35 to the most Southerly corner of Lot 37 in Block 2 of said
Elmwood Plaza according the refiling plat thereof,
thence Southerly along the Easterly boundaries of said Lot 34 and
Lot 35 to the Point of Beginning,



SCALE: 1" = 30'

Mesa County, Colorado.

ACCEPTED SU 6-12-98
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 BANC ONE,
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, 5/30/96 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