

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 68092

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

BLDG ADDRESS 769 ELM AVE. TAX SCHEDULE NO. 2945-114-14-011

SUBDIVISION ELM AVE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 522

FILING _____ BLK _____ LOT 22 SQ. FT. OF EXISTING BLDG(S) @ 1495

(1) OWNER THEODORE B. & LINDA A. KOEMAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 769 ELM AVE

(1) TELEPHONE 243-8061 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SOME USE OF EXISTING BLDGS Residential

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

(2) TELEPHONE SOME Garport

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 45' from center of ROW, whichever is greater
3' if W 2' remains open

Side _____ from PL Rear 15' from PL

Maximum Height 32'

Parking Req'mt 2

Special Conditions _____

CENSUS 5 TRAFFIC 33 ANN# _____

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 Theodore B. Koeman Date 12-2-98

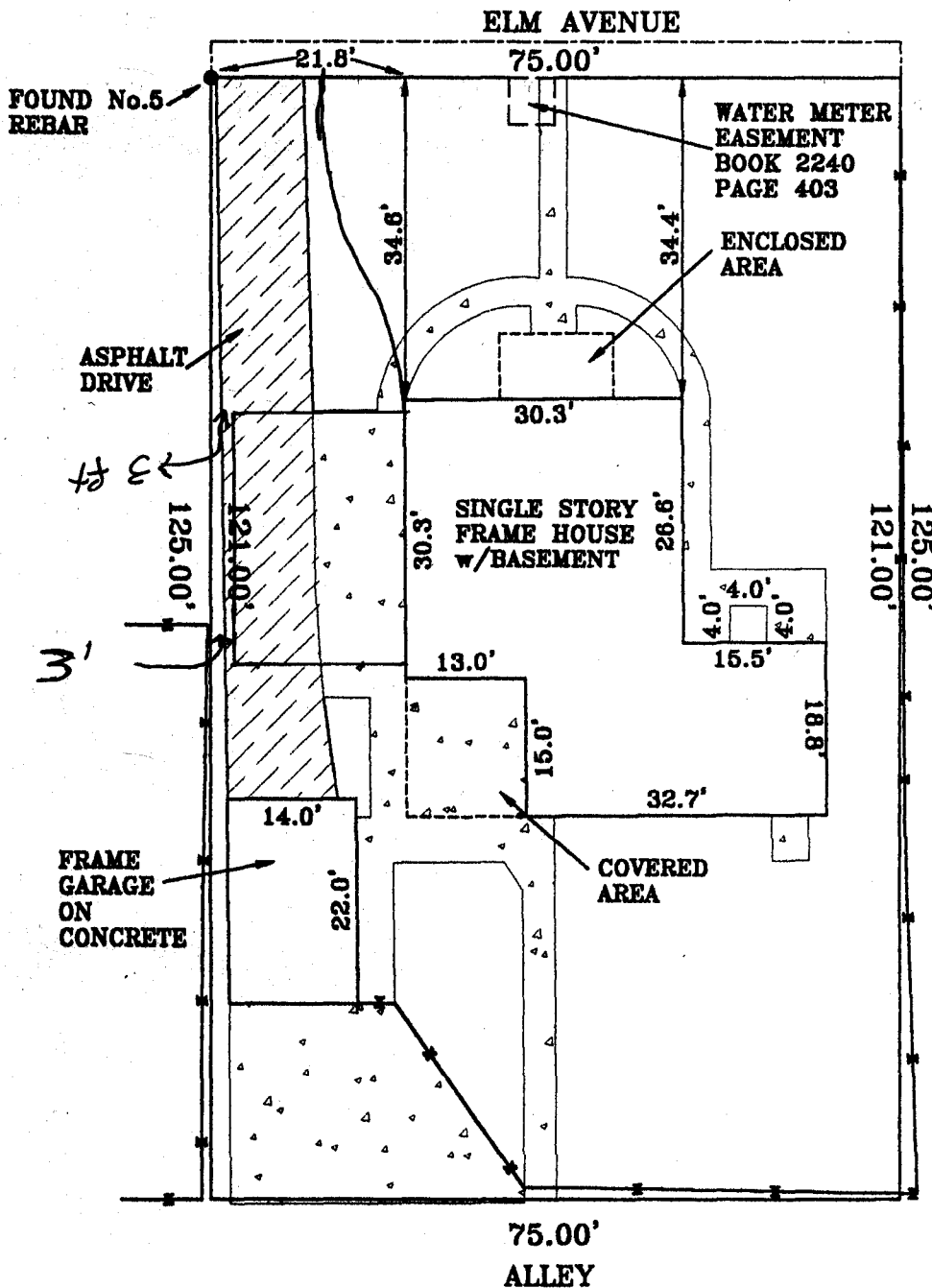
Department Approval Santa J. Castella Date 12-2-98

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

Utility Accounting K Duncan Date 12/2/98

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)



Red =
Carpost

widen driveway

ACCEPTED SLC 12.2.98
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.



Scale 1"=20'

Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: The South 121 feet of the North 125 feet of Lot 22, Elm Avenue Subdivision of Lot 14 Capital Hill Subdivision, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Co. Commitment No. 00132603.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for Unifirst Mortgage, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 11/12/98, except utility connections are