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BLDG PERMIT NO. 64984

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	115 GRAND AVE	TAX SCHEDULE NO.	2945-144-01-002
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	768
FILING	BLK 88 LOT 384	SQ. FT. OF EXISTING BLDG(S)	-
(1) OWNER	BWCE BIRK	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	1115 GRAND AVE	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE	245-2858	USE OF EXISTING BLDGS	GARAGE
(2) APPLICANT	BWCE BIRK	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	1115 GRAND AVE		
(2) TELEPHONE	245-2858		GARAGE

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	RME-32	Maximum coverage of lot by structures	60%
SETBACKS: Front	20' from property line (PL) or 50' from center of ROW, whichever is greater	Parking Req'mt	
Side	3' from PL	Special Conditions	
Rear	10' from PL		
Maximum Height	30'	CENSUS	2
		TRAFFIC	30
		ANNX#	

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 Don Birk Date 4/23/98

Department Approval K. Valdez Date 4-28-98

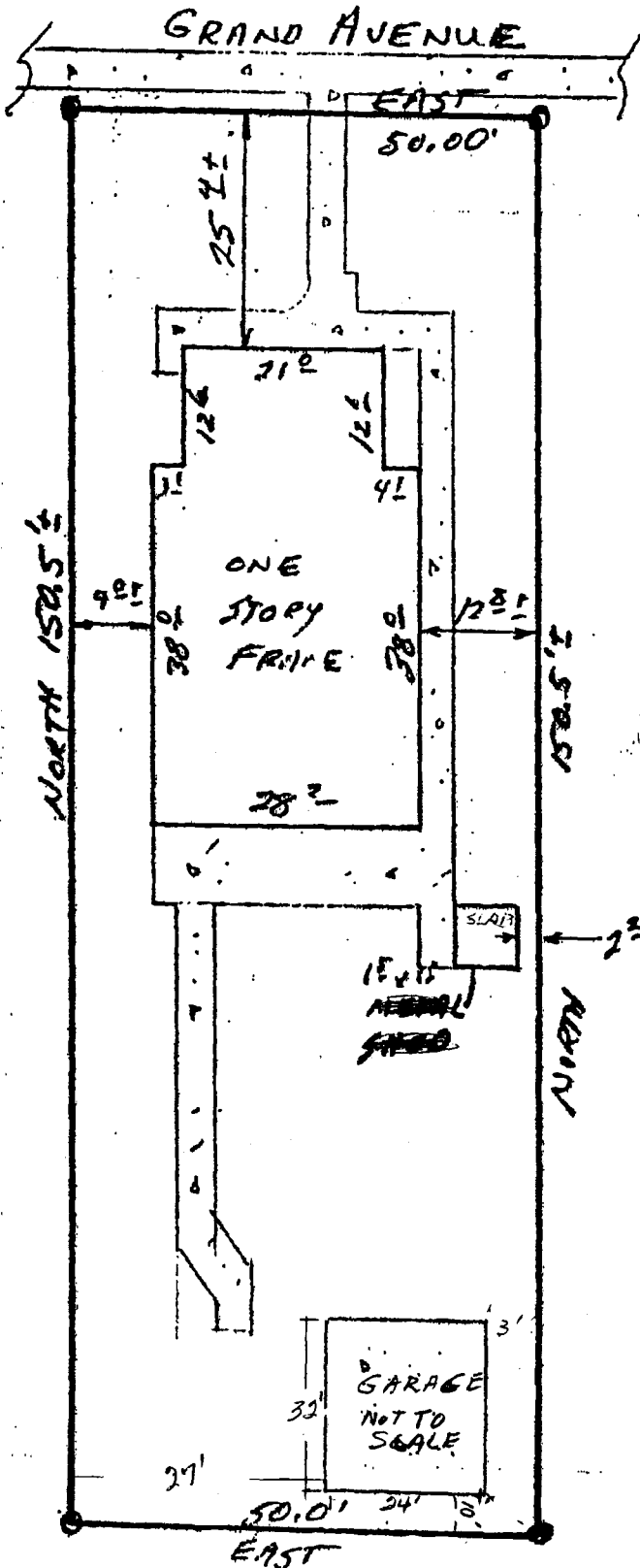
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting Dobbi Overholt Date 4-28-98

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



1115 Grand Avenue
 Lots 3 & 4, Block 88,
 City of Grand Junction,
 Mesa County, Colorado

NOTE: This property does not fall within any flood plain.

Western Colorado Title
 Birr Acct.



SCALE 1" = 20'
 F.W.O. PROP. COR.

ACCEPTED XV 4-28-98
 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.

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 6/30/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.