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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 105576

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 204 Hill ave TAX SCHEDULE NO. 2945-142-14-016
 SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 308
 FILING — BLK 32 LOT 3132 SQ. FT. OF EXISTING BLDG(S) 1262
 (1) OWNER Charlotte K. West NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 204 Hill ave
 (1) TELEPHONE 245-1639 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS Home
 (2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE ↓ Carport

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 RMF-32 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
eave Maximum Height 36' CENSUS 3 TRAFFIC 35 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 Charlotte K. West Date 6/8/98
 Department Approval Santa Hostello Date 6-8-98

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

Utility Accounting Jacques Chapp Date 4/8/98

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)

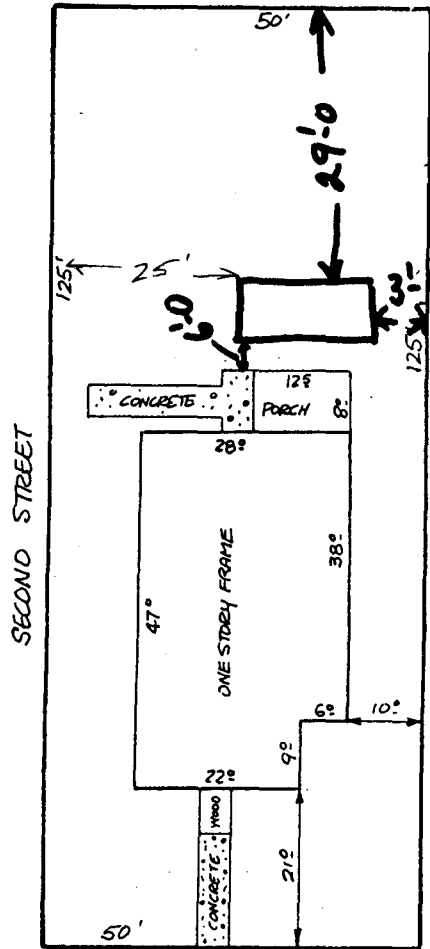
IMPROVEMENT LOCATION CERTIFICATE

204 HILL AVENUE, GRAND JUNCTION,

LOTS 31 AND 32, BLOCK 32, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

First American Title #111910
West Acct.

*Proposed location for
17x22 detached
carport.*



*detached carport 20' from
10' side*

ACCEPTED 5/16/98
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.

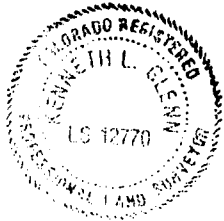
HILL AVENUE

SCALE: 1/4" = 20 FEET

THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
First American Title Joni, 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 5/15/91 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



SURVEYIT

PHONE:
303-245-3777

 by GLENN

MAILING:
2004 NORTH 12th,
SUITE 7
GRAND JUNCTION, CO. 81501

SURVEYED BY: <i>KG</i>	DATE SURVEYED: <i>5-15-91</i>
DRAWN BY: <i>LT</i>	DATE DRAWN: <i>5-15-91</i>
REVISION:	SCALE: <i>1" = 20'</i>