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BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>354 Teller, G-3</u>	TAX SCHEDULE NO. <u>2945-142-10-009</u>
SUBDIVISION <u>City of Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>50 (10x5)</u>
FILING _____ BLK <u>19</u> LOT <u>20</u>	SQ. FT. OF EXISTING BLDG(S) <u>1/2 1092</u>
(1) OWNER <u>Steven Macanore, Spring Lake</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>354 Teller, G-3</u>	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>255-0462</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>E. Maxine Myrke</u>	BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS <u>Same</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) TELEPHONE <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>To build</u>
	<u>asked for storage</u>

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 <u>RMF-32</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Parking Req'mt _____
or <u>45</u> from center of ROW, whichever is greater	Special Conditions <u>Must meet principle</u>
Side <u>10</u> from PL Rear <u>10</u> from PL	<u>structure setback in front of property</u>
Maximum Height _____	CENSUS <u>7</u> TRAFFIC <u>39</u> 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 E. Maxine Myrke Date 9-6-98

Department Approval K. Valdez Date 6-17-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 5184-3554

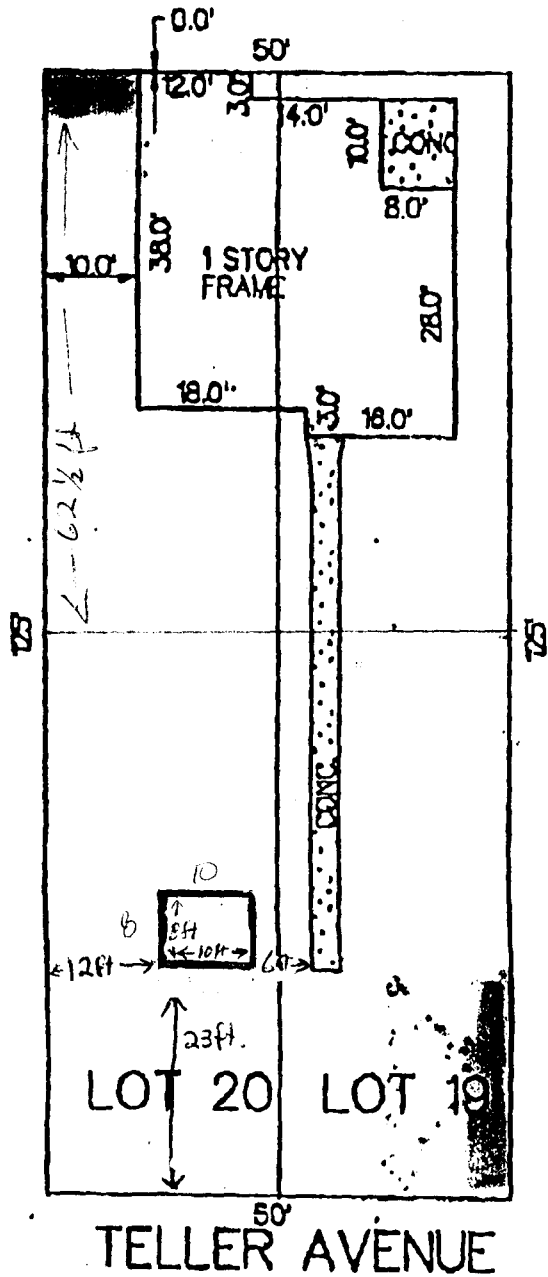
Utility Accounting Attn: [Signature] Date 6-17-98

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

FIRST AMERICAN TITLE #122202-A
COLEMAN ACCT.
354 TELLER AVENUE
LOTS 19 & 20, N BLOCK 14, THE CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.



SCALE: 1" = 20'

ACCEPTED XV. 01. DT 6-17-98
 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 COLORADO NATIONAL 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 THE DATE 2/14/86 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 INDICATED.

● = FOUND PIN

Kenneth J. Olsen