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BLDG PERMIT NO. 67807

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2890 Texas Ave TAX SCHEDULE NO. 2943, 074, 03, 019
 SUBDIVISION Lannon Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 451*
 FILING BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 1600*
 (1) OWNER Darrell + Alice Seal NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2890 Texas Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 970-256-9174
 USE OF EXISTING BLDGS House
 (2) APPLICANT Darrell + Alice Seal
 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2890 Texas Ave
Screened porch
 (2) TELEPHONE 970-256-9174

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-B 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 10 TRAFFIC 30 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 Ellie F. Seal Date 11-23-98
 Department Approval H. Valdes Date 11-23-98

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

Utility Accounting [Signature] Date 11/23/98

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)

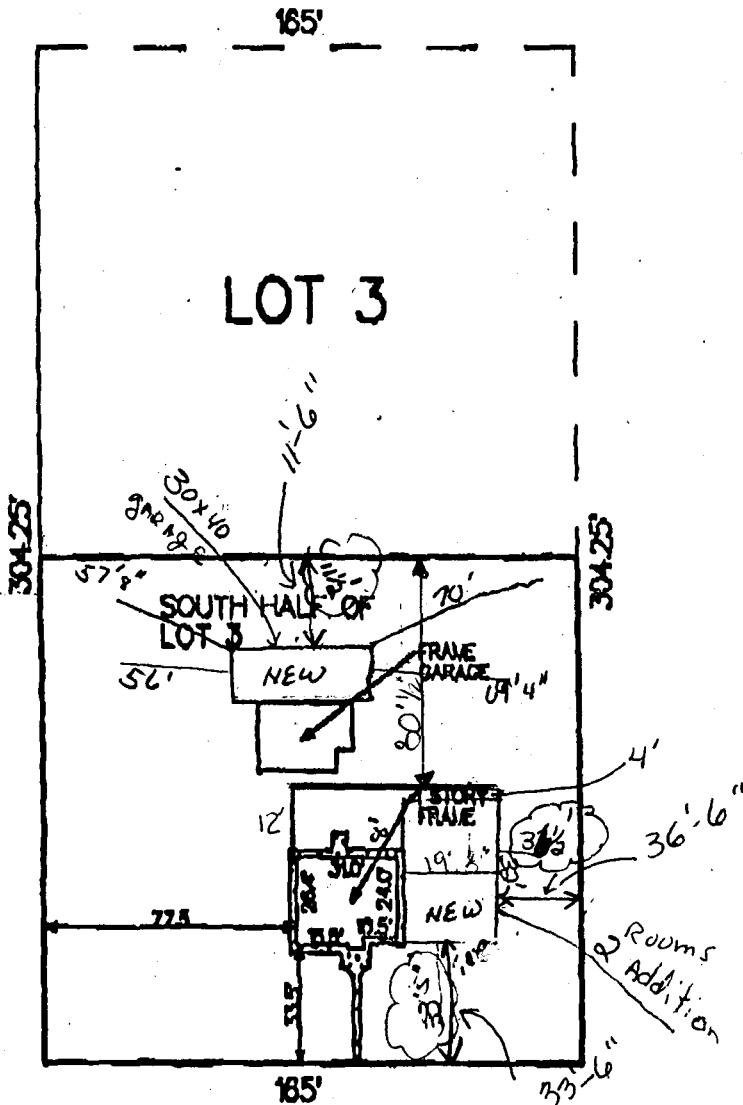
IMPROVEMENT LOCATION CERTIFICATE

2890 TEXAS AVENUE

WESTERN COLORADO TITLE #94-3-48K
SEAL ACCT.

SOUTH HALF OF LOT 3 OF CANNON SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 8/21/97*
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.



TEXAS SANDRA AVENUE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANKERS MORTGAGE,
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT
OF EASEMENTS OR OTHER RIGHTS OF PROPERTY.