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BLDG PERMIT NO. 69447

44

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

BLDG ADDRESS 2204 N. 17th St. TAX SCHEDULE NO. 2945 - 122 - 00 - 054

SUBDIVISION Fairmount Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION -

FILING BLK 8 LOT 26 SQ. FT. OF EXISTING BLDG(S) 24 x 34

(1) OWNER Dorothy Chase NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2204 N 17th St NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Home

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: new patio covers

(2) TELEPHONE Same

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 Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32' CENSUS 6 TRAFFIC 28 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Dorothy Chase Date 4-2-99

Department Approval Ponnie Edwards Date 4-2-99

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

Utility Accounting Odette Vanover Date 4-2-99

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)

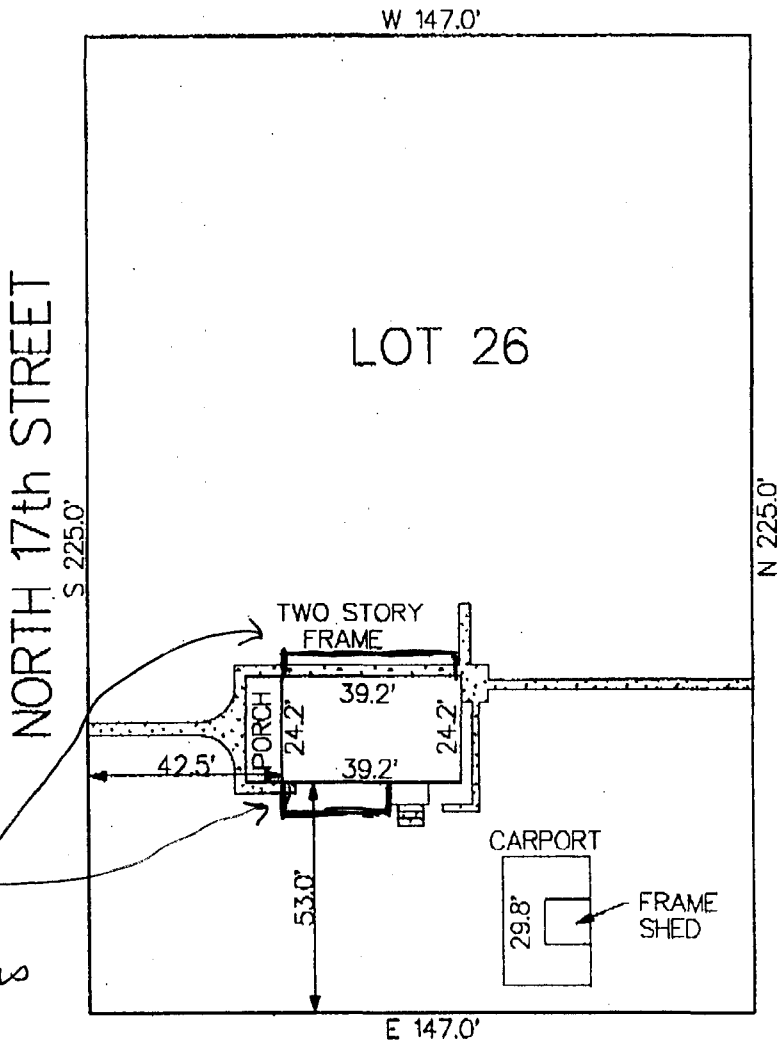
IMPROVEMENT LOCATION CERTIFICATE

2204 NORTH 17th STREET

ABSTRACT TITLE #898822
CHASE ACCT.

BEGINNING AT A POINT 75 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 26, IN BLOCK 8 OF FAIRMOUNT SUBDIVISION;
THENCE SOUTH 225 FEET;
THENCE EAST 147 FEET;
THENCE NORTH 225 FEET;
THENCE WEST 147 FEET TO BEGINNING. MESA COUNTY, COLORADO.

Ronie 4/2/99
ACCEPTED FOR RECORD
MESA COUNTY CLERK
MESA COUNTY, COLORADO
APR 2 1999
RECORDS & PROPERTY LINES



SCALE: 1" = 40'

new patio covers

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR AMERICAN HOME LOAN, 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, 06/23/97 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