

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73001



Your Bridge to a Better Community

44268-5779
 BLDG ADDRESS 2816 HALL AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 468
 TAX SCHEDULE NO. 2943-073-11-009 SQ. FT. OF EXISTING BLDGS 2,000
 SUBDIVISION Virginia Village TOTAL SQ. FT. OF EXISTING & PROPOSED 2468
 FILING _____ BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER STEVEN J & GLENA P SCHMIDT NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2816 HALL AVE USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 970-257-0408 DESCRIPTION OF WORK & INTENDED USE GARAGE
 (2) APPLICANT GLENA SCHMIDT TYPE OF HOME PROPOSED:
 (2) ADDRESS 2816 HALL AVE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-257-0408 _____ Other (please specify) _____

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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or 45' from center of ROW, whichever is greater
 Side 3 from PL, Rear 3 from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 6 TRAFFIC 31 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 Glena P Schmidt Date 12-20-99
 Department Approval Mishi Magon Date 12/22/99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Marshall Cole</u>	Date	<u>12/22/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

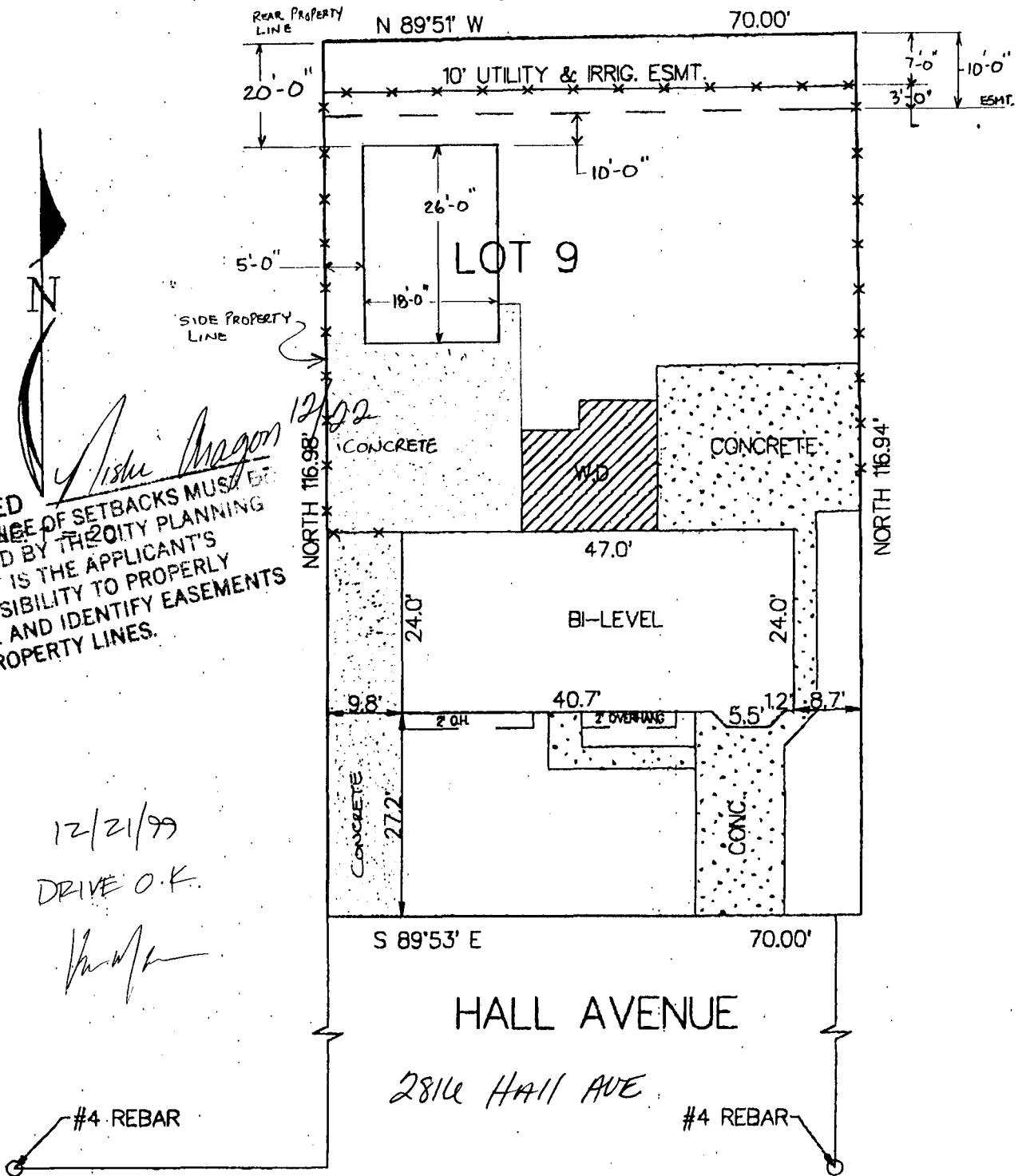
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

2816 HALL AVENUE

FIRST AMERICAN TITLE #134432
 SCHMIDT ACCOUNT
 LOT 9 IN BLOCK 1 OF VIRGINIA VILLAGE SUBDIVISION,
 MESA COUNTY, COLORADO.

ORCHARD AVE.



ACCEPTED
 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.

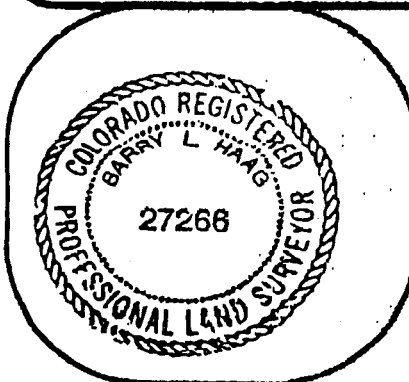
12/21/99
 DRIVE O.K.

[Signature]

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN
 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, 4/13/99 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.

O = FOUND MONUMENT AS DESCRIBED.

[Signature]
 BARRY L HAAG P.L.S. #27266



SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847



by GLENN

MALING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

SURVEYED BY:	J.G.	DATE SURVEYED:	4/13/99
DRAWN BY:	C.R.	DATE DRAWN:	4/13/99
REVISION:		SCALE:	1" = 20'