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BLDG PERMIT NO. 69904

YJ

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

BLDG ADDRESS 1950 Hawthorne Ave TAX SCHEDULE NO. 2945-014-15-011

SUBDIVISION SPRING VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 252

FILING BLK 7 LOT 11 SQ. FT. OF EXISTING BLDG(S) 1800

(1) OWNER Greg Kuhn NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1950 Hawthorne Ave NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-8980 USE OF EXISTING BLDGS Home

(2) APPLICANT Laverne Young Jr. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2936 B Ad.

(2) TELEPHONE 242-9589 COVERED PATIO

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-5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 48' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS 40 TRAFFIC 21 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 L. Young Jr. Date 4-28-99

Department Approval X. Valdez Date 4-28-99

Additional water and/or sewer tap fee(s) are required. YES _____ NO W/O No. 1189556 ¹⁵⁴⁶⁶⁻ ₉₈₁₄

Utility Accounting C. Richardson Date 4-28-99

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)

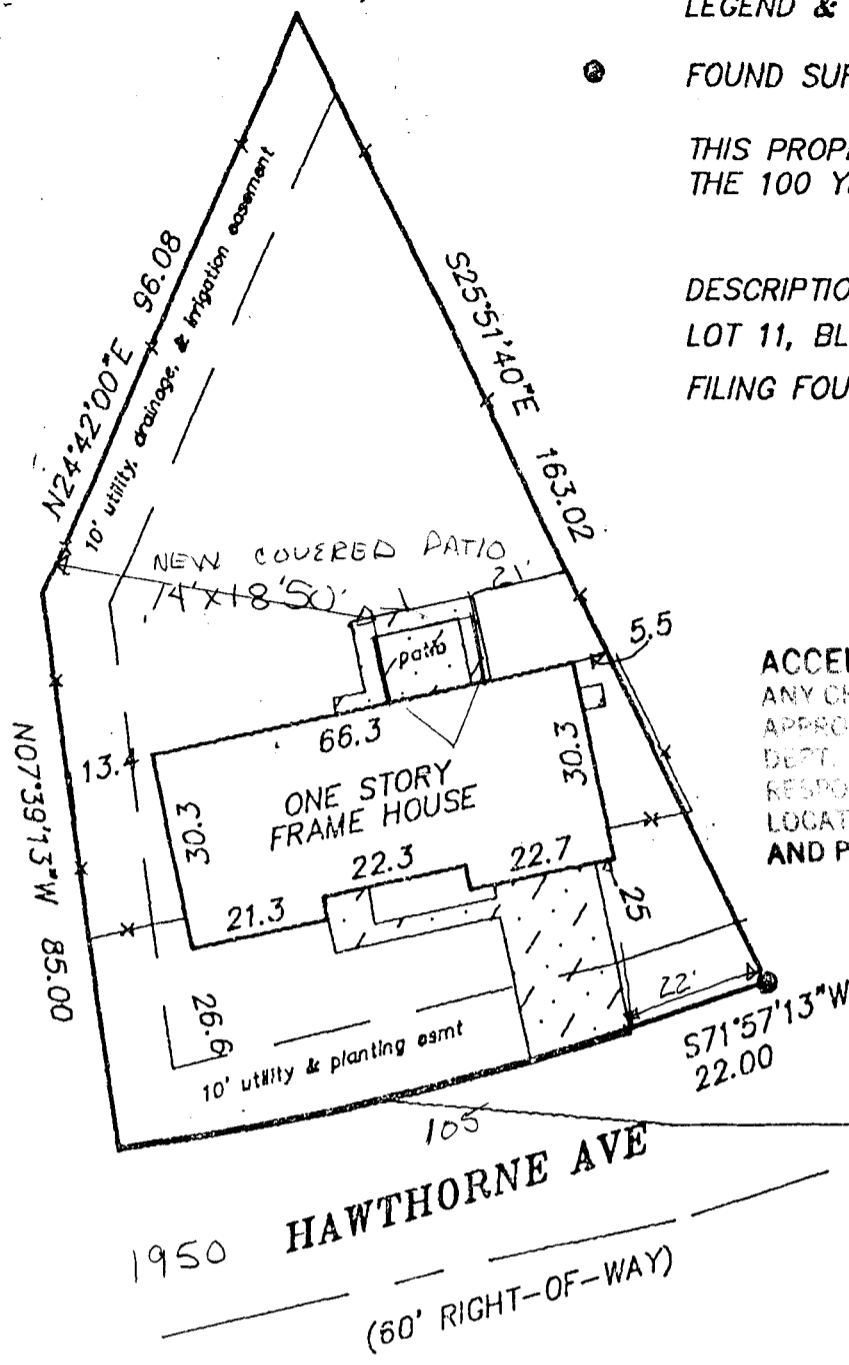
LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

LOT 11, BLOCK 7, SPRINGVALLEY FILING FOUR, MESA COUNTY



ACCEPTED KV 4-28-90
 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.

D = 10°23'31"
 R = 447.47
 A = 81.16
 C = 81.05
 S77°09'00"W

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for KUHN; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 5/29/90, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

(Handwritten signature)

