

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO.	71174
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2435 MESA AVE. TAX SCHEDULE NO. 2945-124-08-011

SUBDIVISION Bixby Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336^{sq} (inv.)

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER BRENDA MAGGIO NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2435 MESA AVE

(1) TELEPHONE 243-8370 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JAMES HAAS USE OF EXISTING BLDGS PRIV. RES.

(2) ADDRESS 3247 WHITE AV. DESCRIPTION OF WORK AND INTENDED USE: RE-MODEL

(2) TELEPHONE 434-7527 MEETING ROOM

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 ~~45'~~ from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear ~~3'~~ 15' from PL

Maximum Height 32' CENSUS 6 TRAFFIC 36 ANNEX# _____

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 James M. Haas Date 7-12-99

Department Approval Anta J. Costello Date 7-13-99

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

Utility Accounting RDUNA Date 7/13/99

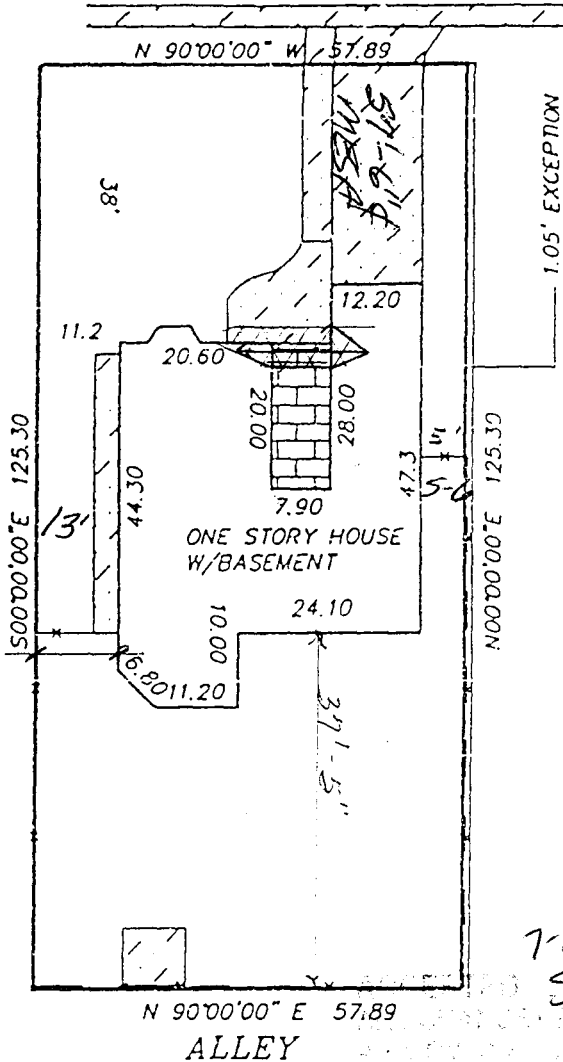
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DESCRIPTION

LOT 12 BLOCK 1
 WILCOX AND BIXBY SUBDIVISION
 (Except the East 1.05 feet)
 MESA COUNTY, COLORADO
 WESTERN COLORADO TITLE 92-12-50M

2435
 MESA AVENUE



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

7-13-99
 SLL

IMPROVEMENT LOCATION CERTIFICATE

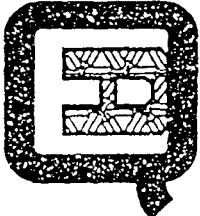
I hereby certify that this improvement location certificate was prepared for SC FUNDING; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/18/92, 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.



Max L. McGris
 Max L. McGris, Registered Colorado Land Surveyor #16413 TAX #2945-124-08-011

IMPROVEMENT LOCATION CERTIFICATE

2435 MESA AVENUE

FOR: PAINTER	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: MM DS
SCALE: 1" = 20' FT		DRAWN BY: VM
DATE: 12/18/92		ACAD ID: PAINTER
		SHEET NO.
		FILE: 92352.2