

FEE \$	10.00
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 69366

9

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 287 Mountain View TAX SCHEDULE NO. 2945-251-01-010  
 SUBDIVISION Freeman's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5x15'  
 FILING BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 1475  
 (1) OWNER C J Edwards NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 287 Mountain View  
 (1) TELEPHONE 243-0962 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS Residence  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE \_\_\_\_\_ add-on bathroom

**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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32' CENSUS 13 TRAFFIC 80 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 C J Edwards Date 3-26-98

Department Approval Luisa F. Castello Date 3-26-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Duncan Existing S/F Home  
 Date 3/26/99 Acct# 20241-

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code) 12959

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

# IMPROVEMENT LOCATION CERTIFICATE

287 MOUNTAIN VIEW STREET

WESTERN COLORADO TITLE #93-6-22M  
EDWARDS ACCT.

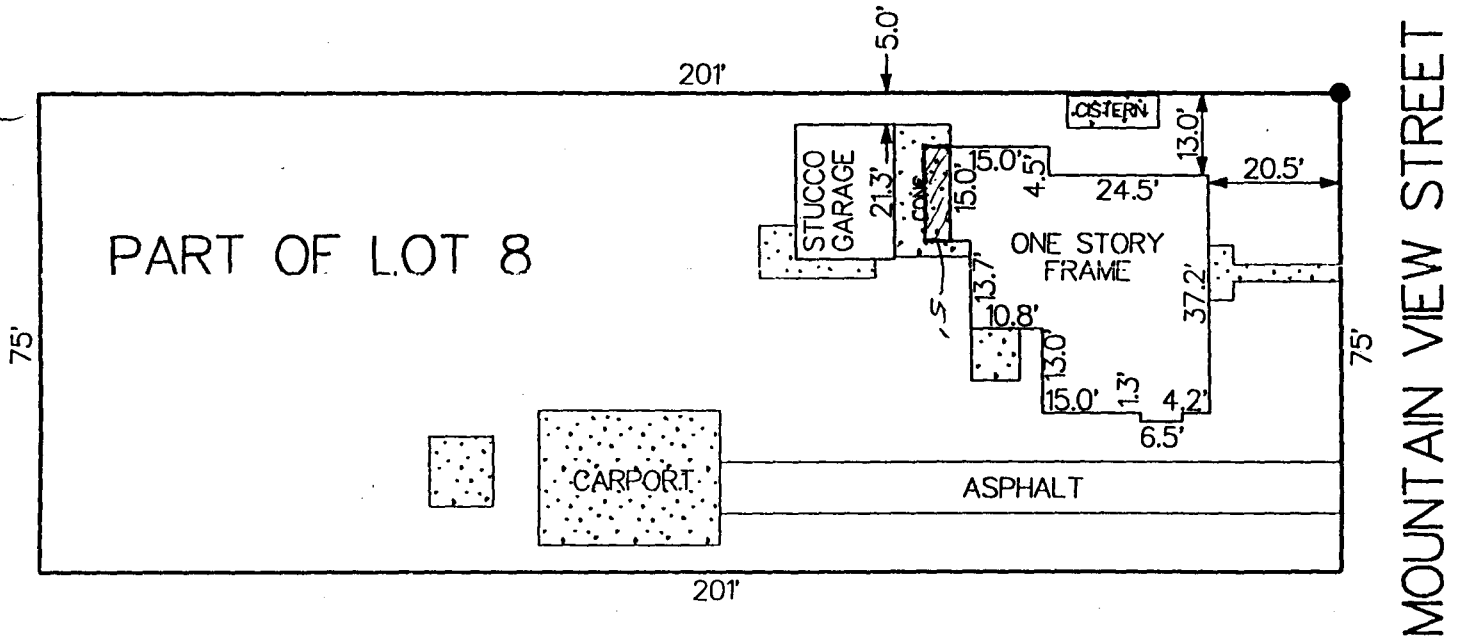
THE NORTH 75 FEET OF LOT 8 OF FREEMANS SUBDIVISION,  
MESA COUNTY, COLORADO.

1293 sq. ft. finished  
182 " " unfinished

ACCEPTED  
SUC 3/26/99  
ANY OTHER...  
PROPERTY...  
EASEMENTS...  
AND PROPERTY LINES.



SCALE: 1" = 30'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA NATIONAL,  
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, 7/01/93 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