

FEE \$	10.00
TCP \$	_____
SIF \$	_____

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

Single fam. Add.  
 BLDG PERMIT NO. 74494



Your Bridge to a Better Community

BLDG ADDRESS 460 N 17 Street SQ. FT. OF PROPOSED BLDGS/ADDITION 192<sup>sq</sup>  
 TAX SCHEDULE NO. 2945-132-17-002 SQ. FT. OF EXISTING BLDGS 1318  
 SUBDIVISION SLOCOMB'S Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 1510  
 FILING \_\_\_\_\_ BLK 3 LOT 1-2d3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER JAMES R LEIDING NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 460 N 17 Street USE OF EXISTING BUILDINGS None  
 (1) TELEPHONE (970) 263-8051 DESCRIPTION OF WORK & INTENDED USE Home  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions House Addition  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

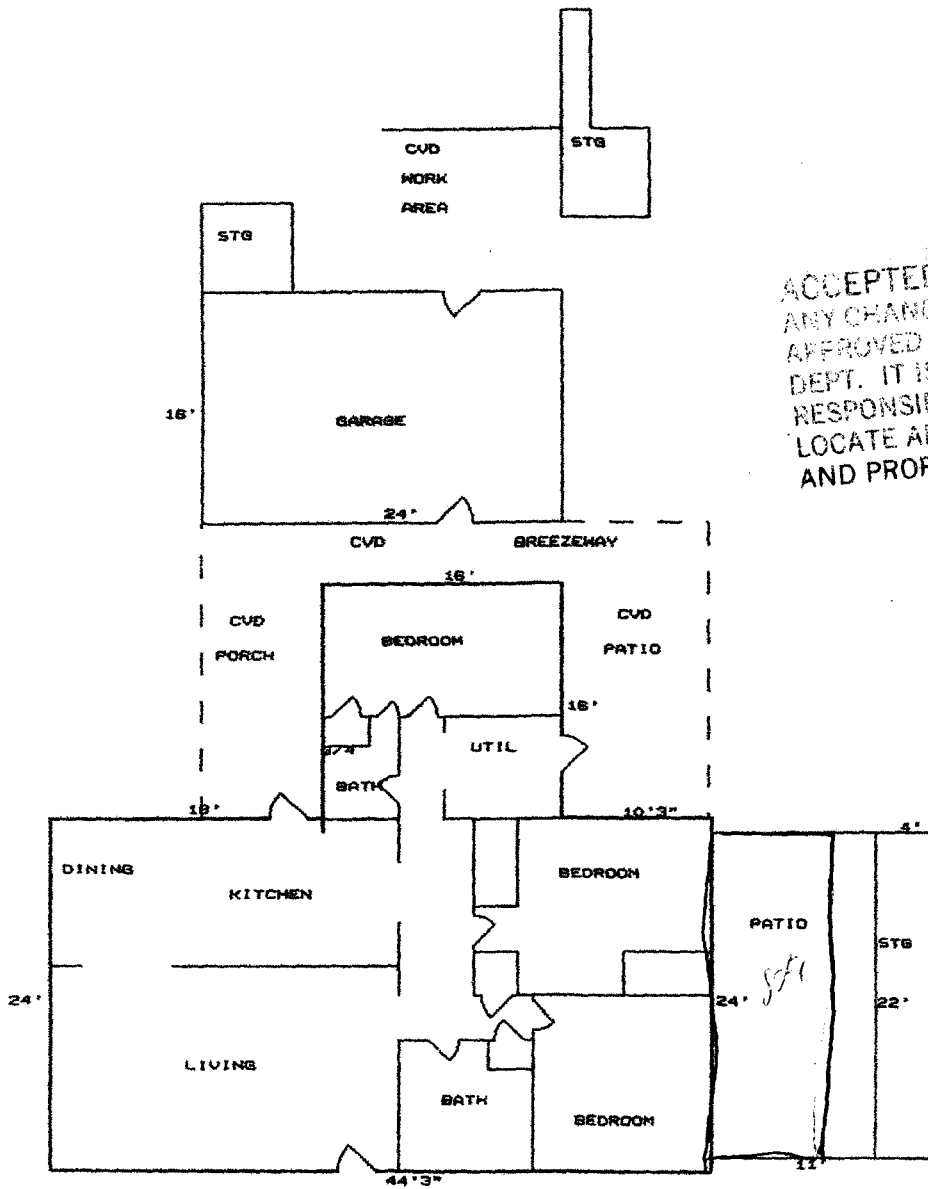
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James R Leiding Date 3-28-2000  
 Department Approval Misha Bagon Date 3-28-00

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>Adams</u>	Date	<u>3-28-00</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)



*y/lsue 3/28/00*  
 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.

Measurements	Total
-18' 0" x 16' 0"	= -288' 0"
-44' 3" x 40' 0"	= 1,770' 0"
-10' 3" x 18' 0"	= -184' 0"
MAIN LIVING AREA:	1,318' 0"

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 =====  
 TOTAL AREA: 1,318' 0"

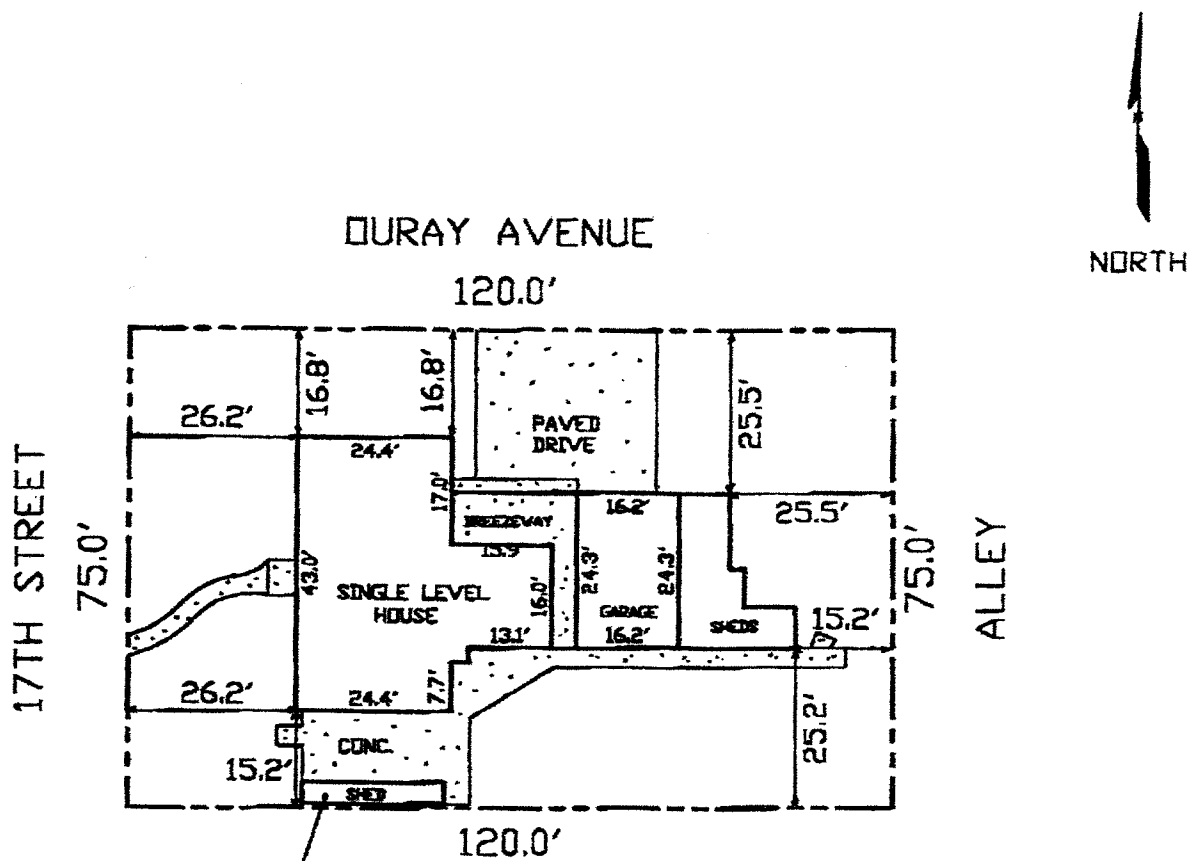
*400 N 17th Street.*

To: Scott Title # 900263

# IMPROVEMENT LOCATION CERTIFICATE

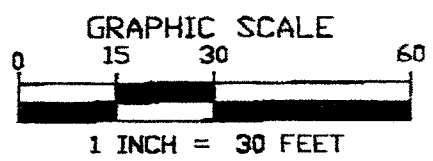
460 N. 17TH STREET, GRAND JUNCTION, CO 81501

LOTS 1, 2 AND 3 IN BLOCK 3 OF SLOCOMB'S ADDITION TO THE CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO



SHED IS 0.7' NORTH AND 27.2' EAST OF PROPERTY LINES.

NOTE: TITLE INFORMATION FURNISHED BY:  
ABSTRACT & TITLE CO. OF MESA COUNTY INC.  
FILE NO. 900263 C-2



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTG. CO., THAT THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER FUTURE IMPROVEMENTS LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 5/14/98, 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 OF ANY AD-