

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75313



EX

Your Bridge to a Better Community

220-2635

BLDG ADDRESS <u>502 N. 17th ST</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>336</u>
TAX SCHEDULE NO. <u>2945-132-14009</u>	SQ. FT. OF EXISTING BLDGS <u>880</u>
SUBDIVISION <u>Slocombs Addition</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>1216</u>
FILING 177 BLK <u>6</u> LOT <u>11+12</u>	NO. OF DWELLING UNITS: Before: <u>1</u> After: <u>2</u> this Construction
(1) OWNER <u>Vivian Cone</u>	NO. OF BUILDINGS ON PARCEL Before: <u>1</u> After: <u>2</u> this Construction
(1) ADDRESS <u>502 N. 17th ST</u>	USE OF EXISTING BUILDINGS <u>Residence</u>
(1) TELEPHONE <u>970-245-3631</u>	DESCRIPTION OF WORK & INTENDED USE <u>Car Storage</u>
(2) APPLICANT <u>Vivian Cone</u>	TYPE OF HOME PROPOSED: <input type="checkbox"/> Site Built <input type="checkbox"/> Manufactured Home (UBC) <input type="checkbox"/> Manufactured Home (HUD) <input type="checkbox"/> Other (please specify) _____
(2) ADDRESS <u>502 N. 17th ST</u>	
(2) TELEPHONE <u>970-245-3631</u>	

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 <u>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20</u> from property line (PL) or <u>45</u> from center of ROW, whichever is greater	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>3'</u> from PL, Rear <u>3'</u> from PL	Parking Req'mt _____
Maximum Height <u>32'</u>	Special Conditions _____
	CENSUS <u>2</u> TRAFFIC <u>36</u> 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 <u>Vivian B. Cone</u>	Date <u>2-24-2000</u>
Department Approval <u>Fisher Dragon</u>	Date <u>2/24/2000</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting <u>NO Marshall Car</u>	Date	<u>2/24/00</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)

IMPROVEMENT LOCATION CERTIFICATE

ADDRESS: 502 North 17th Street, Grand Junction, Colorado 81501

LEGAL DESCRIPTION: Lots 11 and 12 in Block 6 of SLOCOMB'S ADDITION to the City of Grand Junction, Mesa County, Colorado

TITLE CO. & No.: Meridian Land Title #12840

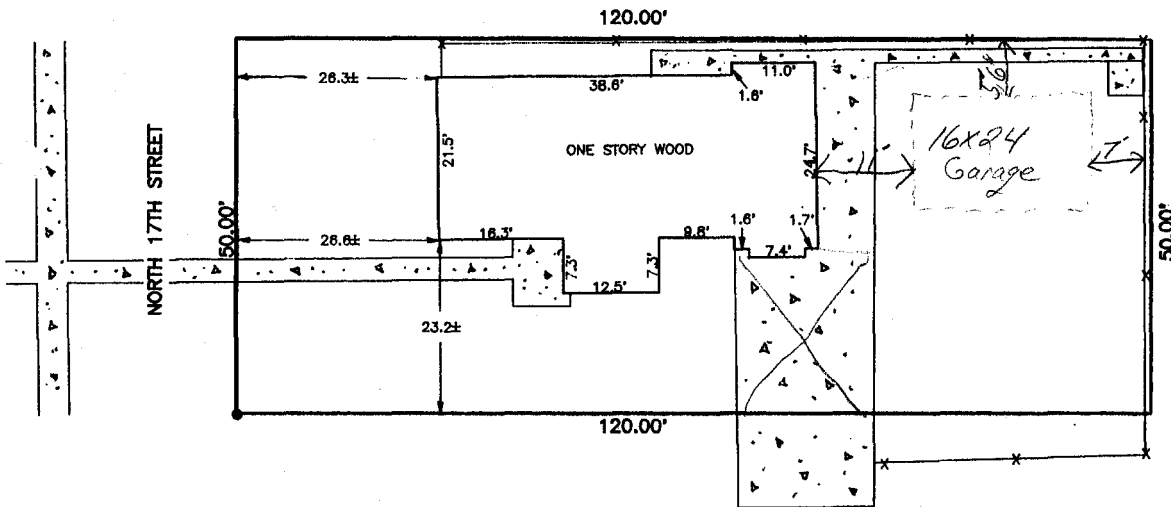
ACCOUNT: Vivian G. Cone

FLOOD PLANE: Not in flood plane

LEGEND

- FENCES: 1) BOARD/BLOCK
- 2) WIRE/CHAIN LINK
- CONCRETE/
- BRICK/ROCK:
- WOOD DECK
- FND. SURVEY MON.

ACCEPTED *Nishi Inagon 2/24/80*
 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.



ESTABLISHED PROPERTY LINE CONTROL FROM FOUND CITY MONUMENTS AT THE INTERSECTIONS OF OURAY, CHIPETA AND 17TH STREET AND ALSO FOUND OLD STEEL PIN AT SW CORNER

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CENTENNIAL SAVINGS BANK 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 1-29-93 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 NOTED.

Lee J. McCutchen
 LEE J. McCUTCHEN, COLORADO L.S. No. 24321



Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81506
 Ph. (303) 248-0801

SURVEYED BY: L.M., C.R.	DATE SURVEYED: 1-29-93
DRAWN BY: R.T.B.	DATE DRAWN: 2-1-93
REVISION:	SCALE: 1" = 20'