

FEE \$	10 ⁰⁰
TCP \$	—
PIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 73756



ex

Your Bridge to a Better Community

BLDG ADDRESS 1353 N 18th St SQ. FT. OF PROPOSED BLDGS/ADDITION 120

TAX SCHEDULE NO. 2945-123-26-014 SQ. FT. OF EXISTING BLDGS 930

SUBDIVISION Elmwood Plaza TOTAL SQ. FT. OF EXISTING & PROPOSED 1050

FILING _____ BLK 4 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Kevin Rickley NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS same USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 243-2986 DESCRIPTION OF WORK & INTENDED USE Enclose carport

(2) APPLICANT same TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS same

(2) TELEPHONE same

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 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 4 TRAFFIC 31 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 Kevin Rickley Date 1-27-00

Department Approval Antonia J. Costello Date 1-27-00

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>CP Cole</u>	Date	<u>1/27/00</u>

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

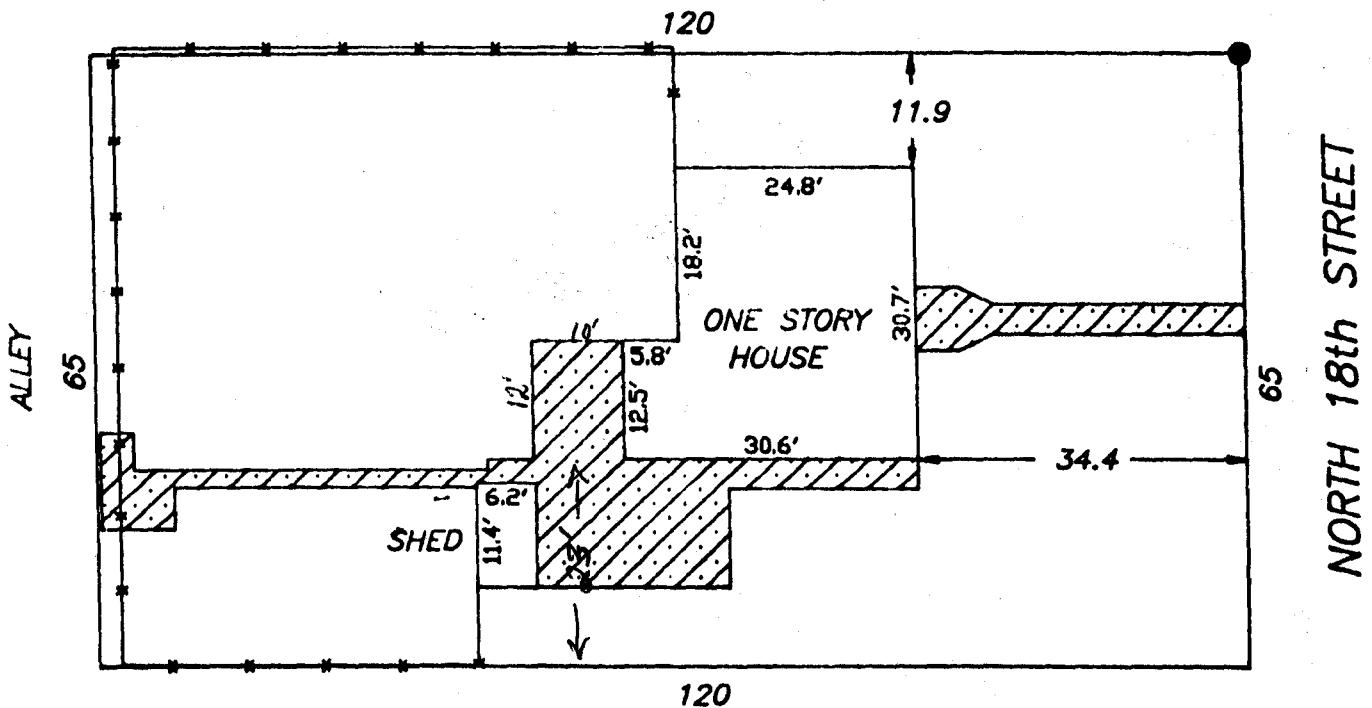
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

1353 NORTH 18th STREET
GRAND JUNCTION, COLORADO

LOT 9, BLOCK 4, ELMWOOD PLAZA (ACCORDING TO THE REFILEING THEREOF)
MESA COUNTY, COLORADO

ACCEPTED SLC 1/27/00
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.



ALL SETBACK AND SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Meridian Land Title
COMMITMENT NUMBER 9681

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
Unifirst Mortgage, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 01-18-90
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 ARE NO EASEMENTS ON THE DESCRIBED PREMISES.