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TCP \$	—
IF \$	—

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 75656



EX

Your Bridge to a Better Community

BLDG ADDRESS 1143 White Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 175 SQ FT  
 TAX SCHEDULE NO. 2945-144-12-007 SQ. FT. OF EXISTING BLDGS 1400  
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 1575  
 FILING — BLK 89 LOTS 12+13 NO. OF DWELLING UNITS:  
 Before: 1 After: — this Construction  
 (1) OWNER Frederic D. Tompkins, Jr. NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 1143 White Ave USE OF EXISTING BUILDINGS Single Family Residence  
 (1) TELEPHONE 970 243 2991 DESCRIPTION OF WORK & INTENDED USE Enclose Porch For Sunroom/Entry  
 (2) APPLICANT Frederic D. Tompkins, Jr. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1143 White Ave  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 970 243 2991  Manufactured Home (HUD) **PATN**  
 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 RMF-16 Maximum coverage of lot by structures 75%  
 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 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 2 TRAFFIC 41 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 Frederic D. Tompkins, Jr. Date 6-20-2000  
 Department Approval Ronnie Edwards Date 6-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>J. Benseley</u>		Date <u>6/20/00</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)

WHITE AVENUE

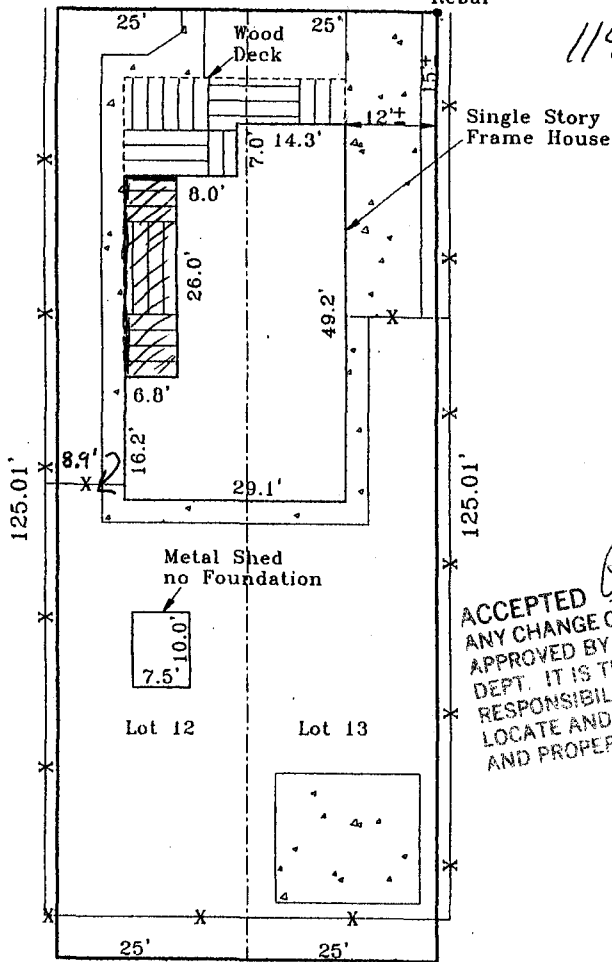
50.00'

Found No. 4  
Rebar

1143 White Ave



Scale 1"=20'



ACCEPTED *Ronnie* 6/20/00  
 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.

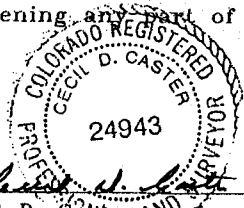
Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 12 and 13, in Block 89 of CITY OF GRAND JUNCTION, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Co. Commitment No. 00134085.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Norwest Mortgage Inc., that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 3/9/99, 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 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.



*Cecil D. Caster* 3/11/99  
 Cecil D. Caster AND  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943



Monument Surveying Co.  
 741 Rood Ave.  
 Grand Junction, CO 81501  
 245-4189/ILC 99-108 3/11/99  
 Tompkins Property  
 1143 White Ave