

FEE \$	10.00
TCP \$	NA
SIF \$	NA

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

BLDG PERMIT NO. 74650



Your Bridge to a Better Community

3242-2019

BLDG ADDRESS 1208 WHITE AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 480'

TAX SCHEDULE NO. 2945-133-04-010 SQ. FT. OF EXISTING BLDGS 2600'

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 29 + 30 NO. OF DWELLING UNITS:

(1) OWNER JOHN PARMSTRONG Before: 1 After: 1 this Construction

(1) ADDRESS 1208 WHITE AVE NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970 241 1863 Before: 2 After: 3 this Construction

(2) APPLICANT SAA USE OF EXISTING BUILDINGS SINGLE FAMILY

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE NEW CARPORT

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- 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 45%

SETBACKS: Front Rear Yard from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 3 from PL, Rear 3 from PL Parking Req'mt _____

Maximum Height 32 Special Conditions _____

CENSUS 7 TRAFFIC 40 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 John Parmstrong Date 4-6-2000

Department Approval Timothy Caldwell Date 4/6/2000

Additional water and/or sewer tap fee(s) are required: YES NO W/O No no charge in use

Utility Accounting Pattie Vanover Date 4-6-00

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

1208 WHITE AVENUE

MERIDIAN LAND TITLE #34878
ARMSTRONG ACCOUNT

LOTS 29 & 30 IN BLOCK A OF KEITH'S ADDITION TO
THE CITY OF GRAND JCT., MESA COUNTY, COLORADO.

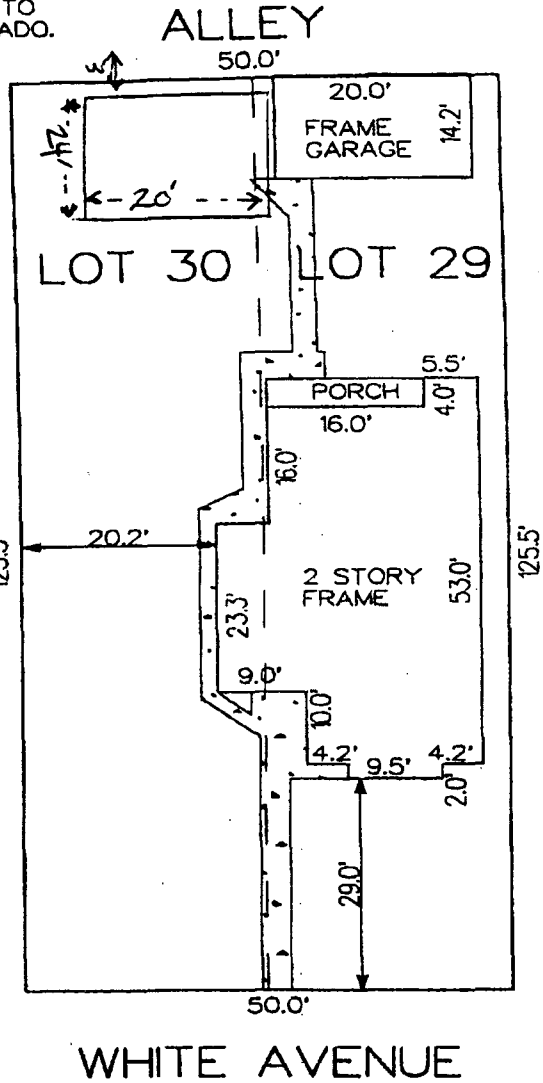
ACCEPTED
ANY CHANGE OR
APPROVED BY
DEPT. IT IS THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

KKA 4/6/2000



SCALE: 1" = 20'

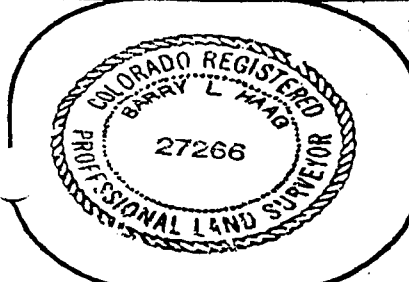
LOCATION BASED UPON
RANGE POINT AT 12TH & WHITE



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MORTGAGE EDGE
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, 12/9/98 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 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.

○ = FOUND MONUMENT AS DESCRIBED.

Barry L Haag
BARRY L HAAG P.L.S. #27266



SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847



by **GLENN**

MALING:
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81506

SURVEYED BY: B.H.	DATE SURVEYED: 12/9/98
DRAWN BY: C.R.	DATE DRAWN: 12/9/98
REVISION:	SCALE: 1" = 20'