

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79989



Your Bridge to a Better Community

38128-12593 (N)

BLDG ADDRESS 316 CEDAR ST. G. J. SQ. FT. OF PROPOSED BLDGS/ADDITION 750

TAX SCHEDULE NO. 2945-243-00-256 SQ. FT. OF EXISTING BLDGS 1,627

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2,377

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER EDGAR + KAY SCOTT Before: 1 After: 1 this Construction

(1) ADDRESS 316 CEDAR ST. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 245-9139 Before: 2 After: 2 this Construction

(2) APPLICANT EDGAR J. SCOTT USE OF EXISTING BUILDINGS HOME

(2) ADDRESS 316 CEDAR ST. G. J. DESCRIPTION OF WORK & INTENDED USE OFFICE SPACE

(2) TELEPHONE (970) 245-9139 TYPE OF HOME PROPOSED:

\_\_\_\_ Site Built \_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) ADDITION

**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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 80 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 EDGAR J. SCOTT Date \_\_\_\_\_

Department Approval Misti Aragon Date 5/22/01

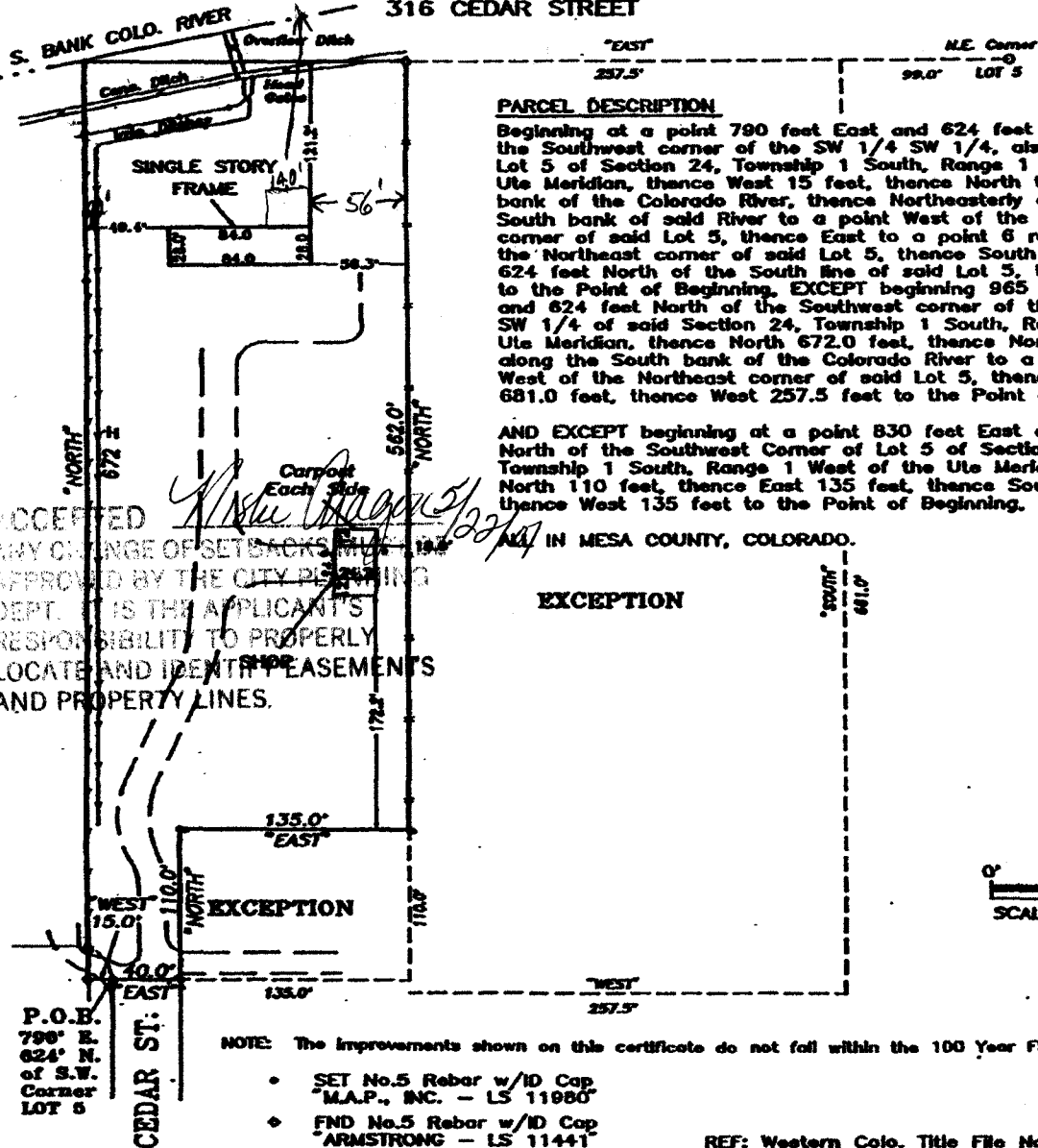
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Patricia Rowley</u>		Date <u>5-22-01</u>

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

316 CEDAR STREET



PARCEL DESCRIPTION

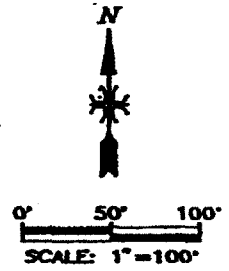
Beginning at a point 790 feet East and 624 feet North of the Southwest corner of the SW 1/4 SW 1/4, also known as Lot 5 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence West 15 feet, thence North to the South bank of the Colorado River, thence Northeast along the South bank of said River to a point West of the Northeast corner of said Lot 5, thence East to a point 6 rods West of the Northeast corner of said Lot 5, thence South to a point 624 feet North of the South line of said Lot 5, thence West to the Point of Beginning, EXCEPT beginning 965 feet East and 624 feet North of the Southwest corner of the SW 1/4 SW 1/4 of said Section 24, Township 1 South, Range 1 West, Ute Meridian, thence North 672.0 feet, thence Northeast along the South bank of the Colorado River to a point 6 rods West of the Northeast corner of said Lot 5, thence South 681.0 feet, thence West 257.5 feet to the Point of Beginning.

AND EXCEPT beginning at a point 830 feet East and 624 feet North of the Southwest Corner of Lot 5 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, thence North 110 feet, thence East 135 feet, thence South 110 feet, thence West 135 feet to the Point of Beginning.

ALL IN MESA COUNTY, COLORADO.

EXCEPTION

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.



NOTE: The improvements shown on this certificate do not fall within the 100 Year Flood Plain.

- SET No.5 Rebar w/ID Cap M.A.P., INC. - LS 11980
- FND No.5 Rebar w/ID Cap ARMSTRONG - LS 11441

REF: Western Colo. Title File No. 90-9-126K

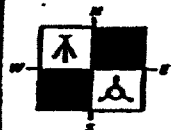
SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*Millard Walter Eldridge*

Date: *4-22-92*



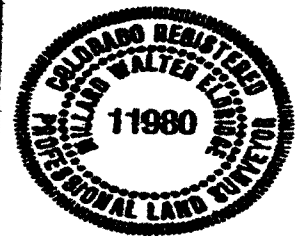
Phone (303) 268-5851

**M.A.P., INC.**

4895 HWY. 330 - PO Box 290  
 MESA, CO 81643

MAPPING - PLANNING - SURVEYING

4-03-92 MWE	
DATE SURVEYED BY	MWE
4-22-92 MWE	
DATE DRAFTED BY	MWE
Revisions	
Date	By



2775 273 00 702