

FEE \$ Pd
TCP \$ —
SIF \$ —

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 83624



MSP-2002-044

Your Bridge to a Better Community

63785-5738

BLDG ADDRESS 2832 ELM AV

SQ. FT. OF PROPOSED BLDGS/ADDITION 256 SQ FT

TAX SCHEDULE NO. 2943-073-03-001

SQ. FT. OF EXISTING BLDGS. 336, 1184

SUBDIVISION FAULKNER

TOTAL SQ. FT. OF EXISTING & PROPOSED 1,776

FILING BLK LOT 1

NO. OF DWELLING UNITS:  
 Before: 2 After: 2 this Construction

(1) OWNER (MIMI) SPARKS

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 2832 ELM

USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 254-9356

DESCRIPTION OF WORK & INTENDED USE RESIDENCE ACCESS.

(2) APPLICANT SCOTT BURGER SB CONSTRUCTION

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2520 ORCHARD AVE

(2) TELEPHONE 256-0869 260-3042

**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)  
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 3' from PL, Rear 5' from PL

Parking Req'mt 1 for Access. Unit

Maximum Height 35'

Special Conditions Accessory Dwelling Unit Only

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 2-13-02

Department Approval [Signature] Date 3-12-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	<u>[Signature]</u>	<u>no change</u>
		Date	<u>3-12-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

# IMPROVEMENT LOCATION CERTIFICATE

2832 ELM AVENUE

FIRST AMERICAN TITLE #125162  
TALBERT ACCT.  
LOT 1 IN FAULKNER SUBDIVISION,  
MESA COUNTY, COLORADO.

ACCEPTED *SLC 3-12-02*  
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.

**SURVEYIT**

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

by **GLENN**

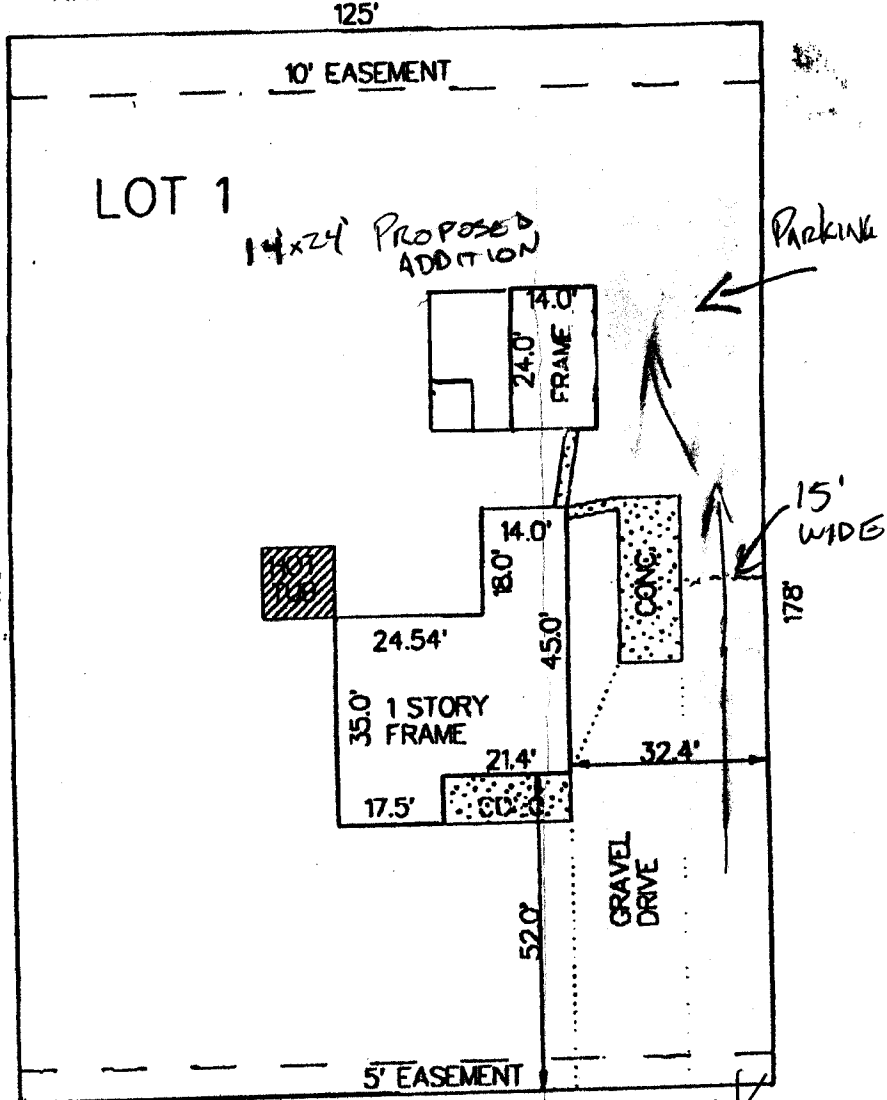
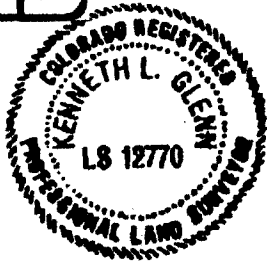


PHONE: 970-245-3777  
FAX: 241-4847

DATE SURVEYED:	11/20/96
DATE DRAWN:	11/20/96
SCALE:	1" = 30'
SURVEYED BY:	K.G.
DRAWN BY:	S.S.
REVISION:	



SCALE: 1" = 30'



ELM AVENUE

*Drive Ok.  
Put Down  
3-12-02*

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
THIS DATE, 11/20/96 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.

*Kenneth L. Glenn*