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TCP \$	/
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 83401



Your Bridge to a Better Community

7548-4705

*[Handwritten initials]*

BLDG ADDRESS 415 Hall Ave SQ. FT. OF PROPOSED BLDGS/ADDITION - 96 sq ft  
 TAX SCHEDULE NO. 2945-113-09-001 SQ. FT. OF EXISTING BLDGS 1767  
 SUBDIVISION Sherwood Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 1863  
 FILING - BLK 5 LOT 1  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER JAMES & MARY VERDIECK  
 (1) ADDRESS 415 HALL AVE USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 245-0966 DESCRIPTION OF WORK & INTENDED USE Porch  
 (2) APPLICANT JOHN C SCHUMACHER  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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-5 Maximum coverage of lot by structures 60%  
 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 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 John Schumacher For Jim Verdick Date 3/1/02  
 Department Approval Joye Nelson Date 3/1/02

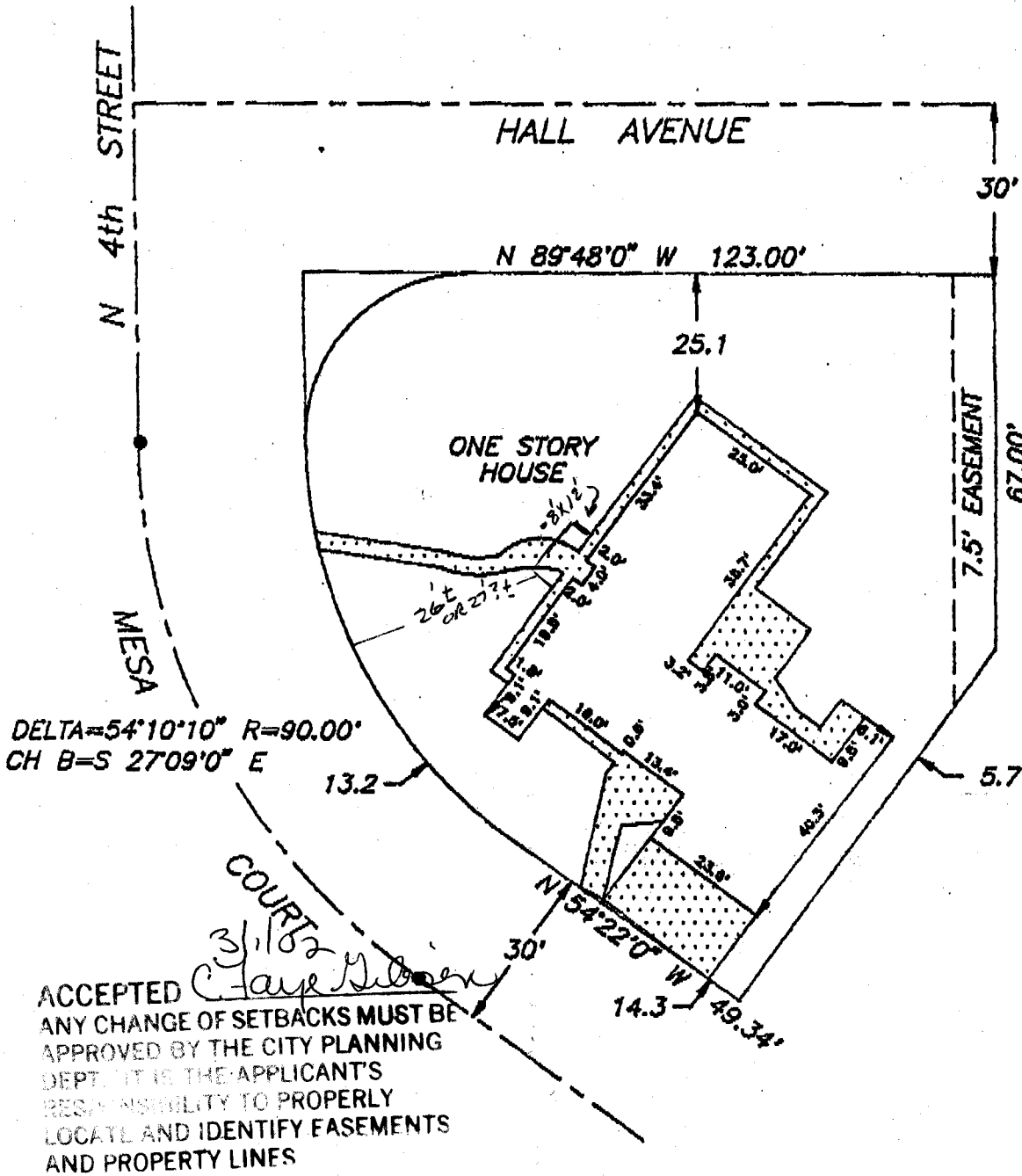
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Rear Only</u>
Utility Accounting <u>Dotter</u>		Date <u>3-1-02</u>	

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

415 HALL AVENUE  
GRAND JUNCTION, COLORADO

LOT 1, BLOCK 5, SHERWOOD ADDITION  
MESA COUNTY, COLORADO



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

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title  
COMMITMENT NUMBER 90-6-39K

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR United Bank, 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, 7-16-90 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.