

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 83036



Your Bridge to a Better Community

10294 - 6376
 BLDG ADDRESS 865 HALL AVE
 TAX SCHEDULE NO. 2945-114-10-006
 SUBDIVISION MESA
 FILING _____ BLK 3 LOT 7
 (1) OWNER Tim JACKSON
 (1) ADDRESS 865 HALL AVE
 (1) TELEPHONE 263-0231
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 674
 SQ. FT. OF EXISTING BLDGS 1136
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1810
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 USE OF EXISTING BUILDINGS RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE BEDROOM ADDITION
 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 RMF-8 Maximum coverage of lot by structures 70%
 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 2
 Maximum Height 35' Special Conditions _____
 CENSUS 6 TRAFFIC 28 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 Tim Jackson Date 1/22/02
 Department Approval PP. Gayle Henderson Date 1-25-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/> Existing perm
Utility Accounting	<u>Kate Adams</u>	Date	<u>1/25/02</u>

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

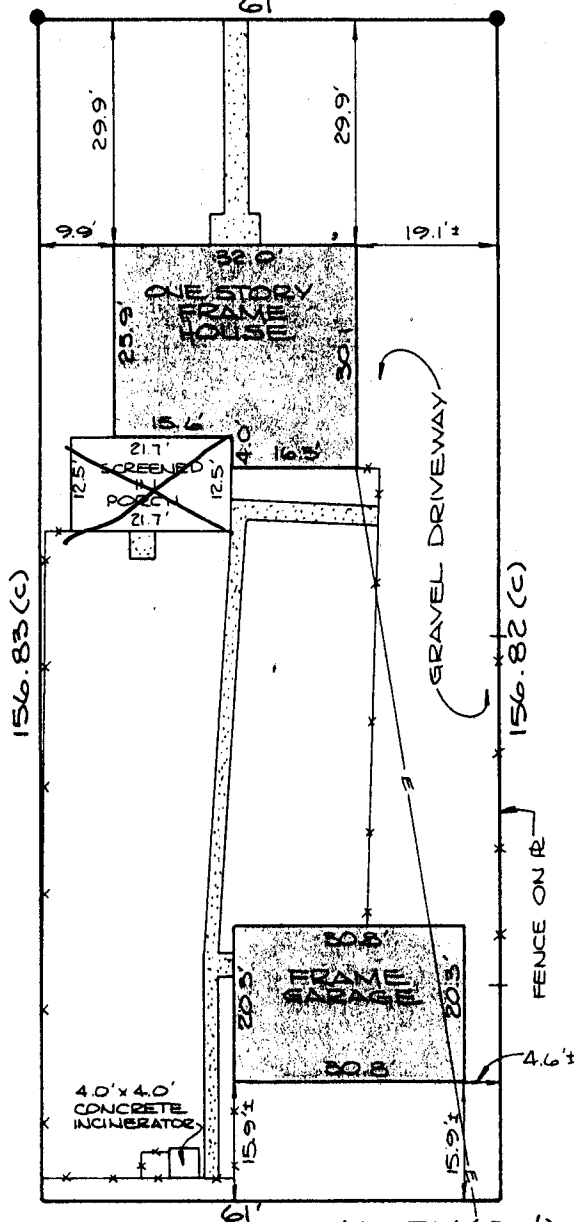
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HALL AVENUE (60')

61'



SCALE 1" = 20'
● DENOTES PIN FOUND
* * * DENOTES 4' WOOD FENCE



IMPROVEMENT LOCATION CERTIFICATE

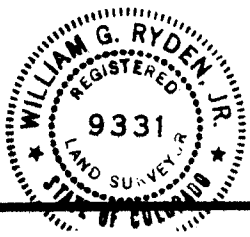
ALLEY (20')

LEGAL DESCRIPTION: 865 HALL AVENUE, LOT 7, BLOCK 3, MESA SUB-DIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RELIANCE FUNDING CORPORATION, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

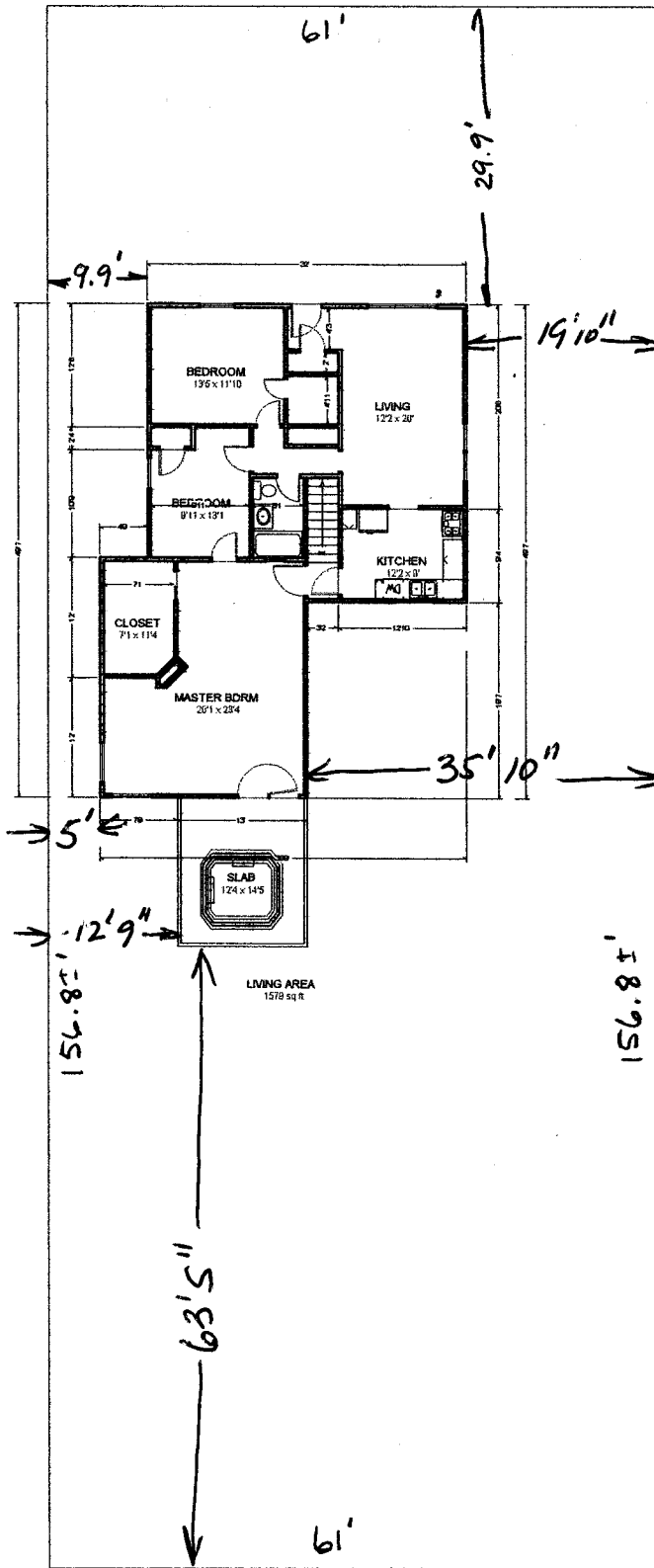
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 14 NOVEMBER 1977, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

1-25-02
ACCEPTED *Gayle Anderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



William G. Ryden
REGISTERED LAND SURVEYOR LS 9331

COLORADO WEST SURVEYING COMPANY
835 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501



1-25-02
 ACCEPTED: *Dayle Henderson*
 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.

