

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

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

BLDG PERMIT NO. 86130



Your Bridge to a Better Community

BLDG ADDRESS 2244 MESA AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 420 sf

TAX SCHEDULE NO. 2945-124-06-019 SQ. FT. OF EXISTING BLDGS 960 ^{House} / 440 ^{Carport}

SUBDIVISION REGENT TOTAL SQ. FT. OF EXISTING & PROPOSED 1820 sf

FILING _____ BLK 3 LOT 5 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER ROBERT & KAREN KENNER NO. OF BUILDINGS ON PARCEL
Before: 2 After: 1 this Construction

(1) ADDRESS 2244 MESA AVE USE OF EXISTING BUILDINGS HOUSE / CARPORT

(1) TELEPHONE 245 0960 DESCRIPTION OF WORK & INTENDED USE PATIO/WALK COVER

(2) APPLICANT ROBERT & KAREN KENNER TYPE OF HOME PROPOSED:
____ Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) PATIO/WALK COVER

(2) ADDRESS 2244 MESA AVE

(2) TELEPHONE 245 0960

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 _____ 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 Robert J. Kenner Date 9-3-02

Department Approval Daylene Henderson Date 9-3-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Cole</u>		Date <u>9-3-02</u>

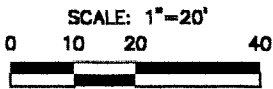
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE
2244 Mesa Avenue Grand Junction Mesa County, Colorado

9-3-02

Gayle Henderson
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

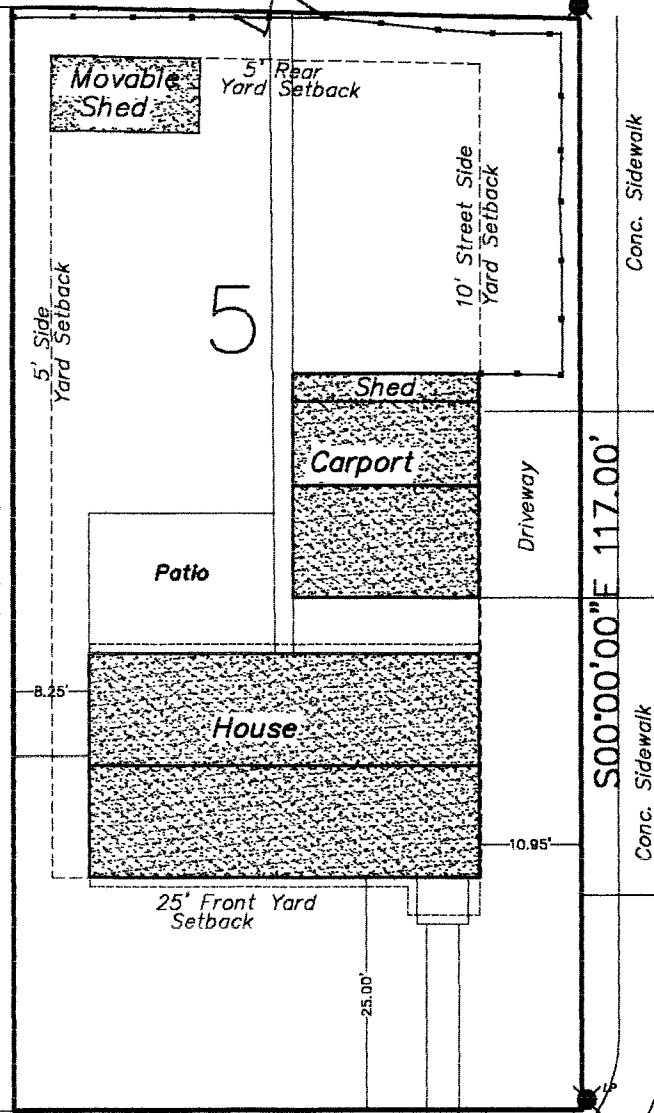


Alley

S88°46'59"E 61.21'

End Block Corner

N00°00'00"E 118.30'



N90°00'00"W 61.20'

Conc. Sidewalk

Mesa

End Block Corner

N90°00'00"E 330.20'

End Block Corner

S00°00'00"E 312.40'

23rd Street

S00°00'00"E 117.00'

Conc. Sidewalk

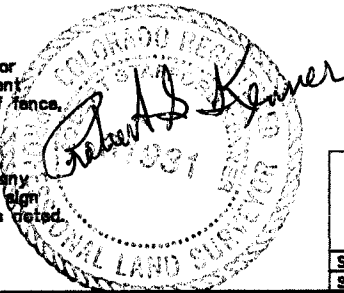
SURVEYOR'S CERTIFICATION

I hereby certify that this Improvement Location Certificate was prepared for Robert and Karen Kenner, 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, Sept. 1, 2002, except utility connections, are entirely within the boundaries of the parcel, except as shown; that there are no encroachments 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.

LEGEND

City Block Corner

CERTIFIED THIS 1 DAY OF Sept, 2002



IMPROVEMENT CERTIFICATE

2244 Mesa Avenue
GRAND, JUNCTION
MESA COUNTY, COLORADO

SUR. DATE: 09/01/02 DRAWN DATE: 09/01/02
SUR. BY: RWK DRAWN BY: RWK