

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

②

BLDG ADDRESS 1550 N. 19th ST SQ. FT. OF PROPOSED BLDGS/ADDITION 494 ±

TAX SCHEDULE NO. 2945-124-14010 SQ. FT. OF EXISTING BLDGS 736

SUBDIVISION Del Mar Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1230

FILING Ref. Inv. BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER FARRETT E. & SUC ANNE WALKER NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 1550 N 19th ST USE OF EXISTING BUILDINGS Living & Storage

(1) TELEPHONE 970-255-6460 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT FARRETT E. WALKER TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE _____

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 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 _____ 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 [Signature] Date _____

Department Approval [Signature] Date 11/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO charges</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/14/03</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)

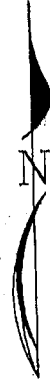
IMPROVEMENT LOCATION CERTIFICATE

1550 N. 19TH STREET

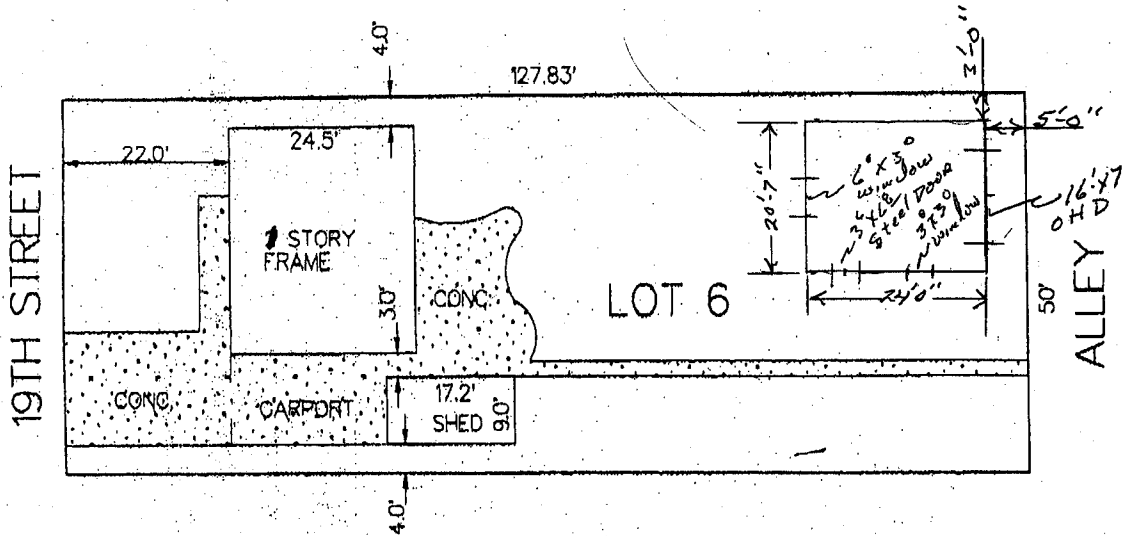
MERIDIAN LAND TITLE
WALKER ACCT.

LOT 6 IN BLOCK 1 OF
DEL MAR PARK REZONING,
MESA COUNTY, COLORADO.

ACCEPTED *11/14/03*
Maize Hall
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.



SCALE: 1" = 20'



NOTE: A LAND SURVEY IS RECOMMENDED
TO MORE ACCURATELY DETERMINE
BUILDING SETBACKS.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN
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, 10/22/99, 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.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by GLENN

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

PHONE: 970-245-3777 FAX: 241-4647

SURVEYED BY: J.G.

DATE SURVEYED: 10/22/99

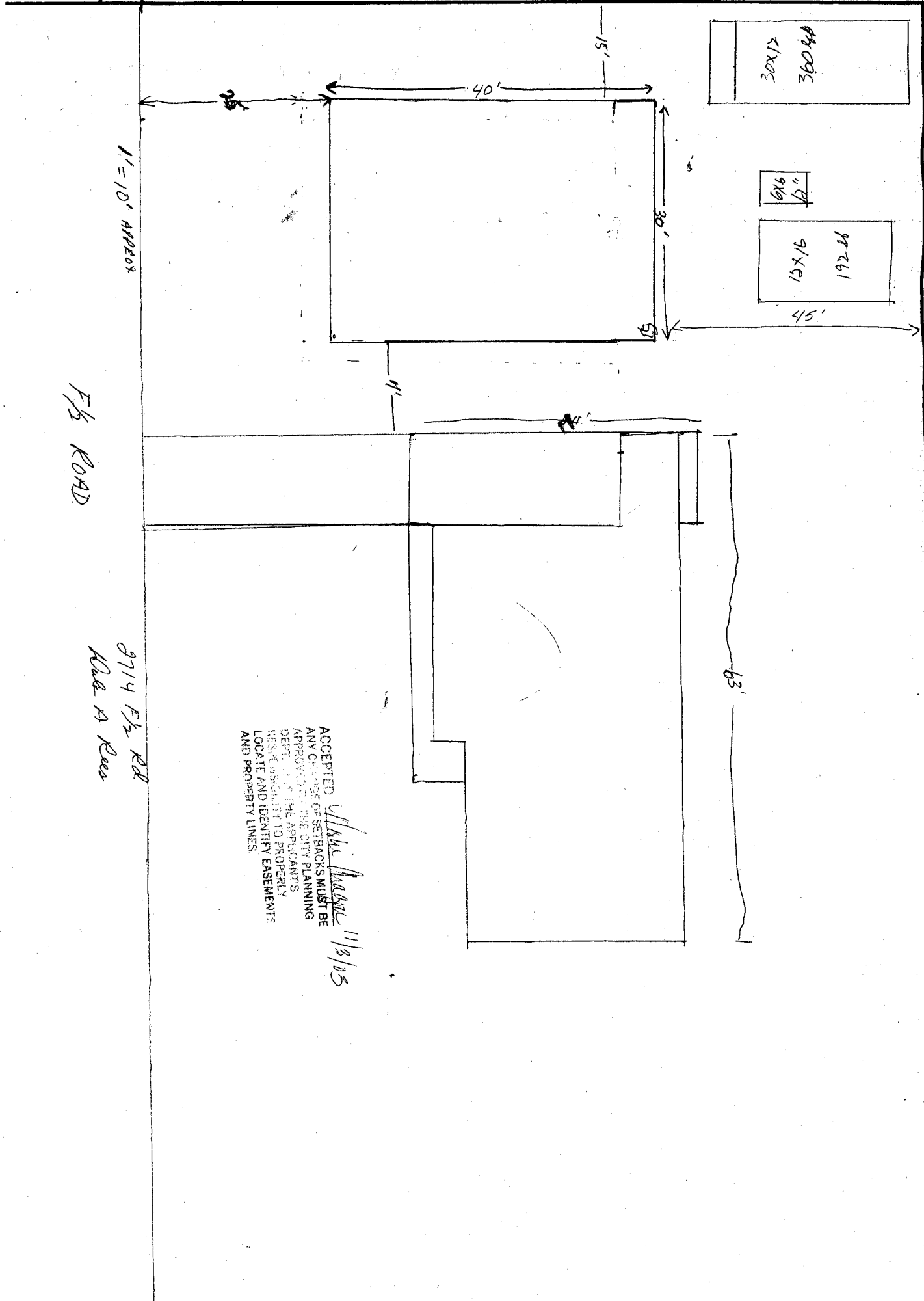
DRAWN BY: J.G.

DATE DRAWN: 10/22/99

REVISION:

SCALE: 1" = 20'

117'



30x12
360 sq ft

6x9
54 sq ft

15x16
192 sq ft

11' = 10' APPROX

F/S ROAD

2714 F/S Rd
Rd A A Road

ACCEPTED *Mike Wallace* 11/3/05
 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