

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 1620 Grand Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 120 Sq Ft
 TAX SCHEDULE NO. 2945-132-18-010 SQ. FT. OF EXISTING BLDGS 2200 Sq Ft
 SUBDIVISION Slocombs Addition TOTAL SQ. FT. OF EXISTING & PROPOSED 2320 Sq Ft
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Steven & Charity States NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 1620 Grand Avenue USE OF EXISTING BUILDINGS Dwelling
 (1) TELEPHONE 970-245-4981 DESCRIPTION OF WORK & INTENDED USE Shed
 (2) APPLICANT the Same TYPE OF HOME PROPOSED:
 (2) ADDRESS the Same _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE Same _____ 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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 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 3/24/03
 Department Approval [Signature] Date 3/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No fee in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/24/03</u>

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

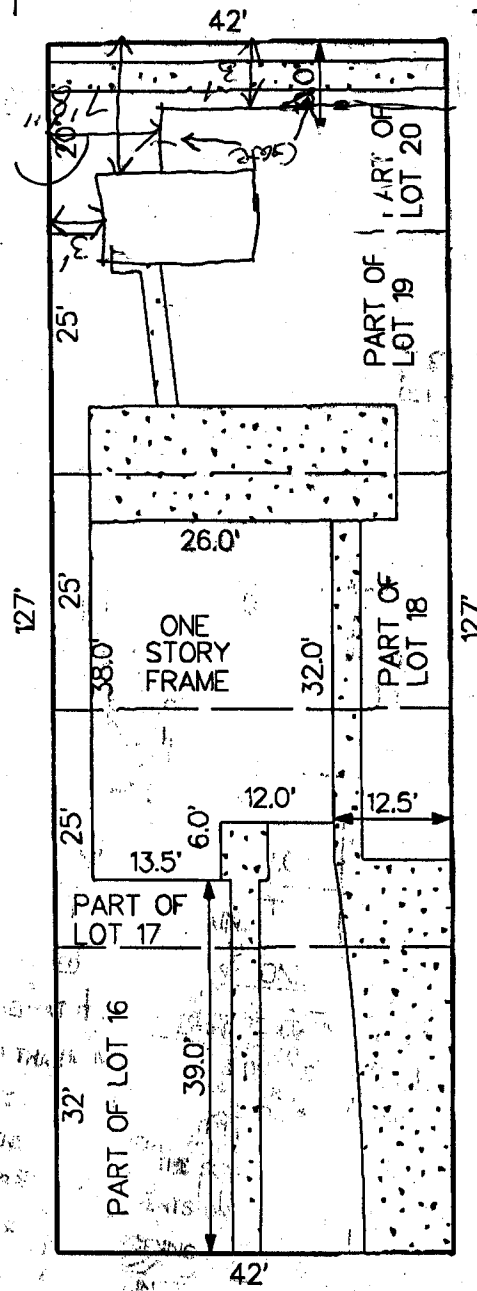
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

1620 GRAND AVENUE

AMERICAN LAND TITLE #ALTC-10981
STATES ACCT.

THE WEST 42 FEET OF LOTS SIXTEEN (16) SEVENTEEN (17) EIGHTEEN (18) NINETEEN (19)
AND THE SOUTH 20 FEET OF LOT TWENTY (20) IN BLOCK TWO (2) OF SLOCOMBS ADDITION
TO GRAND JUNCTION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK
NO. 2, AT PAGE 48, OFFICIAL RECORDS OF MESA COUNTY, COLORADO.



SCALE: 1" = 20'

ACCEPTED *[Signature]* 3/24/03
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.

GRAND AVENUE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK ONE, 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, 4/29/96 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 SHOWN, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS