

FEE \$	10-00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 88266



Your Bridge to a Better Community

BLDG ADDRESS 1130 Rood Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 520
 TAX SCHEDULE NO. 2945-K4-12-01R SQ. FT. OF EXISTING BLDGS 1352
 SUBDIVISION CITY OF G.J. TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 89 LOT 25+26 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER CHARLES & ROBERTA McINTYRE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 807 LAPAZ CT GJ USE OF EXISTING BUILDINGS RESIDENTIAL
 (1) TELEPHONE 970-234-3300 DESCRIPTION OF WORK & INTENDED USE BUILD GARAGE
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ 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-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 1/24/03
 Department Approval [Signature] Date 2/18/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/18/03</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

1130 ROOD AVENUE

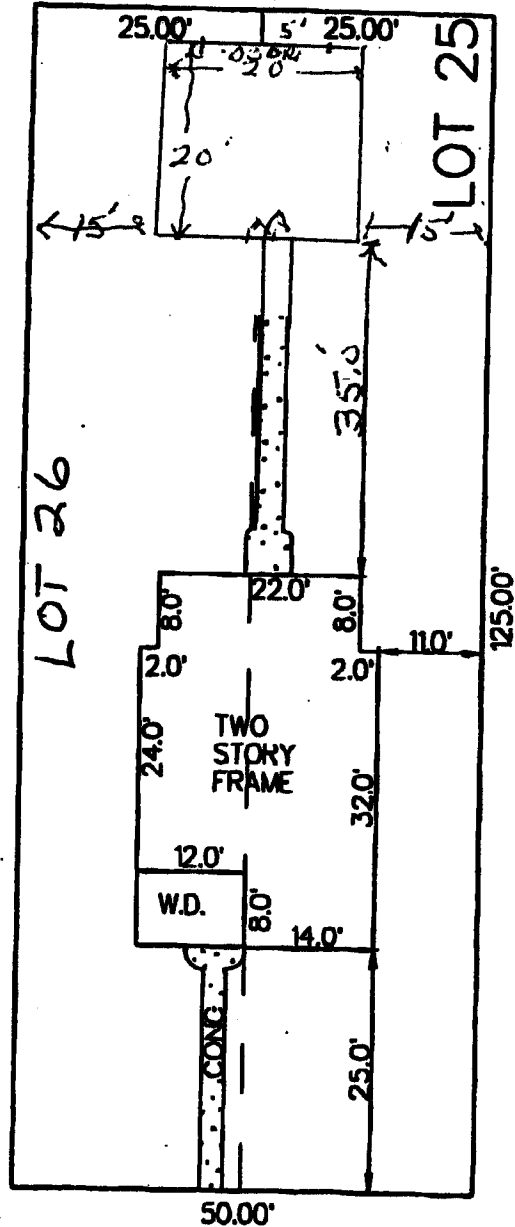
WESTERN COLORADO TITLE 98-10-086V
MCINTYRE ACCOUNT
LOTS 25 AND 26 IN BLOCK 89 OF THE
CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.

ALLEY

50.00'



ACCEPTED Althea Magon 2/18/03 125.00'
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.



ROOD AVENUE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COMMERCIAL FEDERAL

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, 11/24/98 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS

SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PROPERTIES BY IMPROVEMENTS OR ANY OTHER MEANS.



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

February 12, 2003

Mr. Charles McIntyre
807 La Paz Court
Grand Junction, CO 81506

RE: TEDS Exception No. 04-03, to Reduce Alley Setback from a Garage at 1130 Hill Avenue

Dear Mr. McIntyre;

Sorry for the confusion on our part. Our copy of your letter requesting an exception referred to 1130 Hill, although the map attached to it indicated 1130 Rood. The review committee agreed that their decision would have been the same for either address. **By this letter you may use the above referenced decision to proceed through the development review process for 1130 Rood.**

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor

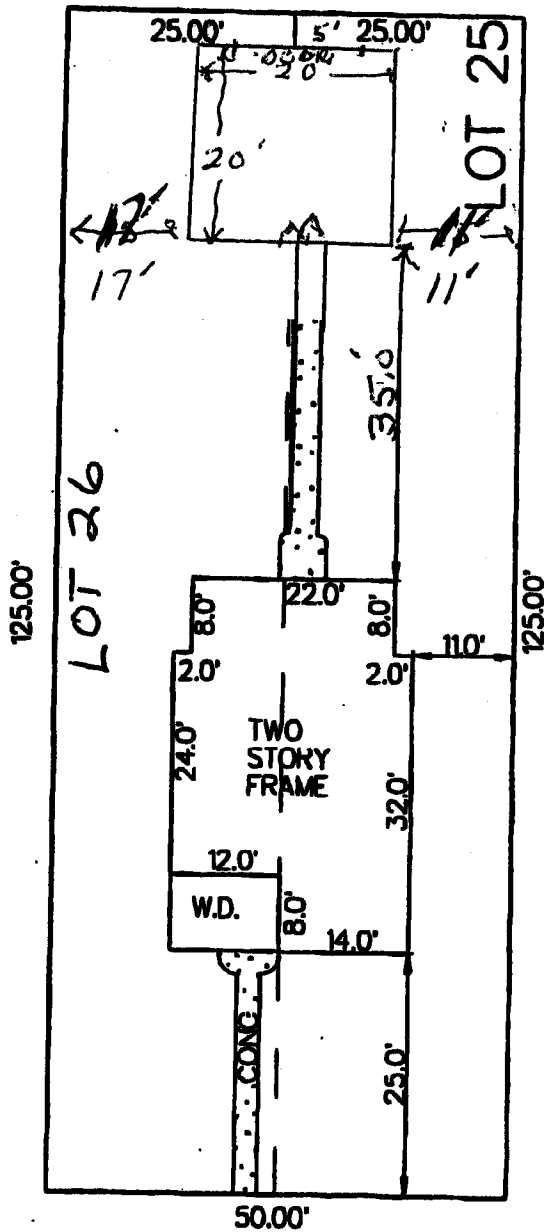
IMPROVEMENT LOCATION CERTIFICATE

1130 ROOD AVENUE

WESTERN COLORADO TITLE 98-10-086V
 MCINTYRE ACCOUNT
 LOTS 25 AND 26 IN BLOCK 89 OF THE
 CITY OF GRAND JUNCTION,
 MESA COUNTY, COLORADO.

ALLEY

50.00'



3-11-03

ACCEPTED

Gaylean 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.

1130

ROOD AVENUE

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SHOWN THAT THERE ARE NO OTHER IMPROVEMENTS ON THE PARCEL.