

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50482

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

6-01-7711-14-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2421 Hidden Valley Dr. TAX SCHEDULE NO. 2945-212-15-002  
 SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250'  
 FILING 3 BLK 16 LOT 2A SQ. FT. OF EXISTING BLDG(S) 1676'  
 (1) OWNER Diane E. Kocis NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2421 Hidden Valley Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE h: 245-1436 w: 248-6574 USE OF EXISTING BLDGS residence  
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: additional  
 (2) ADDRESS same bedroom or personal office.  
 (2) TELEPHONE h: 245-1436 w: 248-6574

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 94

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Diane E. Kocis Date 11-14-94  
 Department Approval Ronnie Edwards Date 11-14-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 11/14/94

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

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

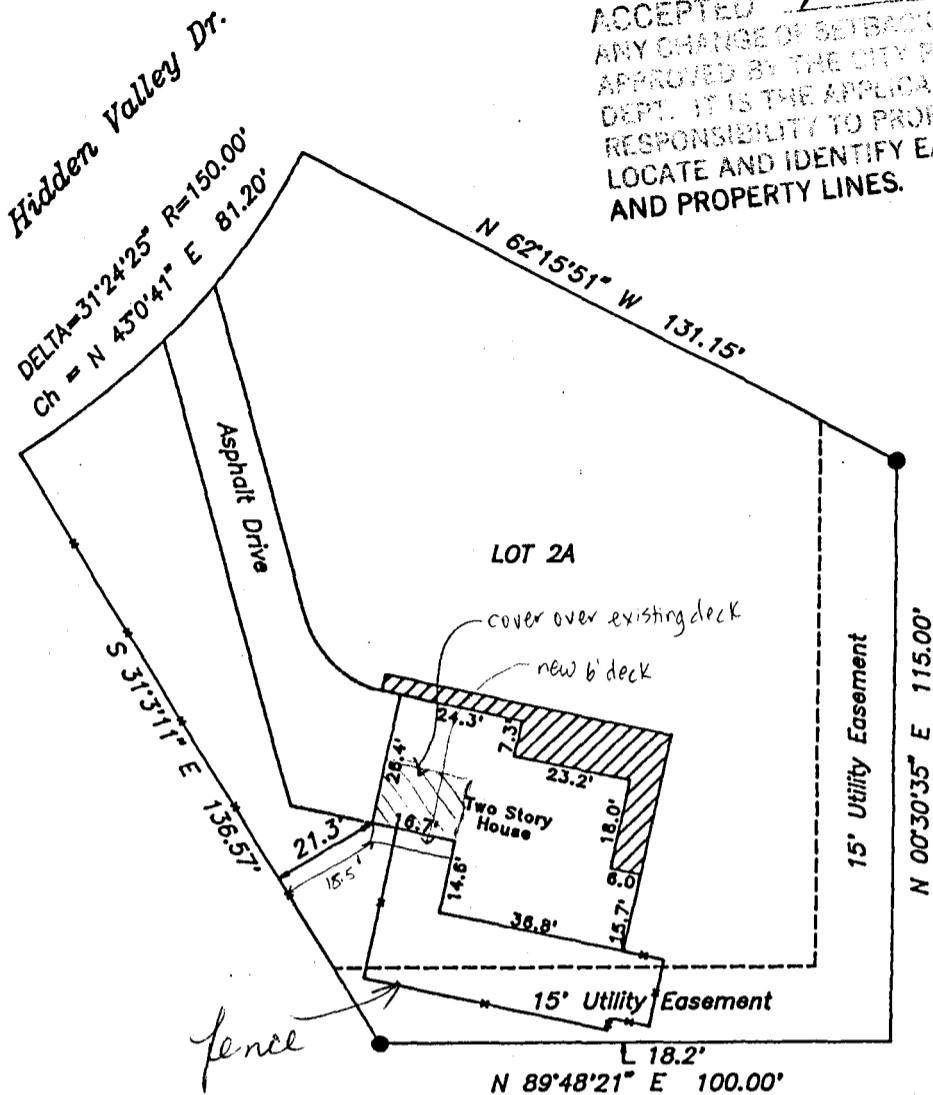
# IMPROVEMENT LOCATION CERTIFICATE

2421 HIDDEN VALLEY DRIVE, GRAND JUNCTION, CO.

LOT 2A, BLOCK 16, THE RIDGES FILING No. THREE,  
MESA COUNTY, COLORADO

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.

*RSC 11/14/94*



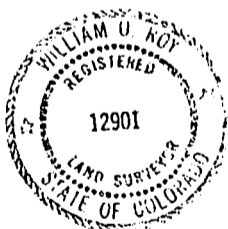
SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title  
COMMITMENT NUMBER 91-1-1169

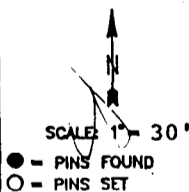
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR  
Unifirst Mortgage, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND  
THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.  
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2-25-91  
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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED  
PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD  
HAZARD BOUNDARY.

*William O. Roy*  
WILLIAM O. ROY P.L.S. 12901



7030



**CENTURY SURVEYING**

P.O. BOX 356, GRAND JCT., COLORADO 81502

TELEPHONE 303-241-2667

FIELD WORK	W.R.-D.J.	DATE FIELD WORK	2-25-91
DRAWN BY:	D.J.	DATE DRAWN:	2-25-91