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BLDG PERMIT NO. 54008 / 189

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

3023-1390-045 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2692 Catalina DR TAX SCHEDULE NO. 2701-264-26-002
SUBDIVISION Replat Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288
FILING BH BLK 40 LOT 13 SQ. FT. OF EXISTING BLDG(S) 1650
(1) OWNER CARBON PARK NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2692 Catalina
(1) TELEPHONE 242-0135 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Cooper Const USE OF EXISTING BLDGS Home office & Garage
(2) ADDRESS 581 Agass St DESCRIPTION OF WORK AND INTENDED USE: Addition
(2) TELEPHONE 434-0952 to living area & Garage

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 RSF-4 Maximum coverage of lot by structures _____
SETBACKS: Front 45' from property line (PL) Parking Req'mt _____
or 20' from center of ROW, whichever is greater
Special Conditions office for
Side 7' from PL Rear 30' from PL personal use only.
Maximum Height _____
CENS.T. 16 T.ZONE 13 ANN# _____

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 Richard A. Co Date _____

Department Approval Marcia Rabideaux Date 11-2-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in S/F use

Utility Accounting Miller Souler Date 11-2-95

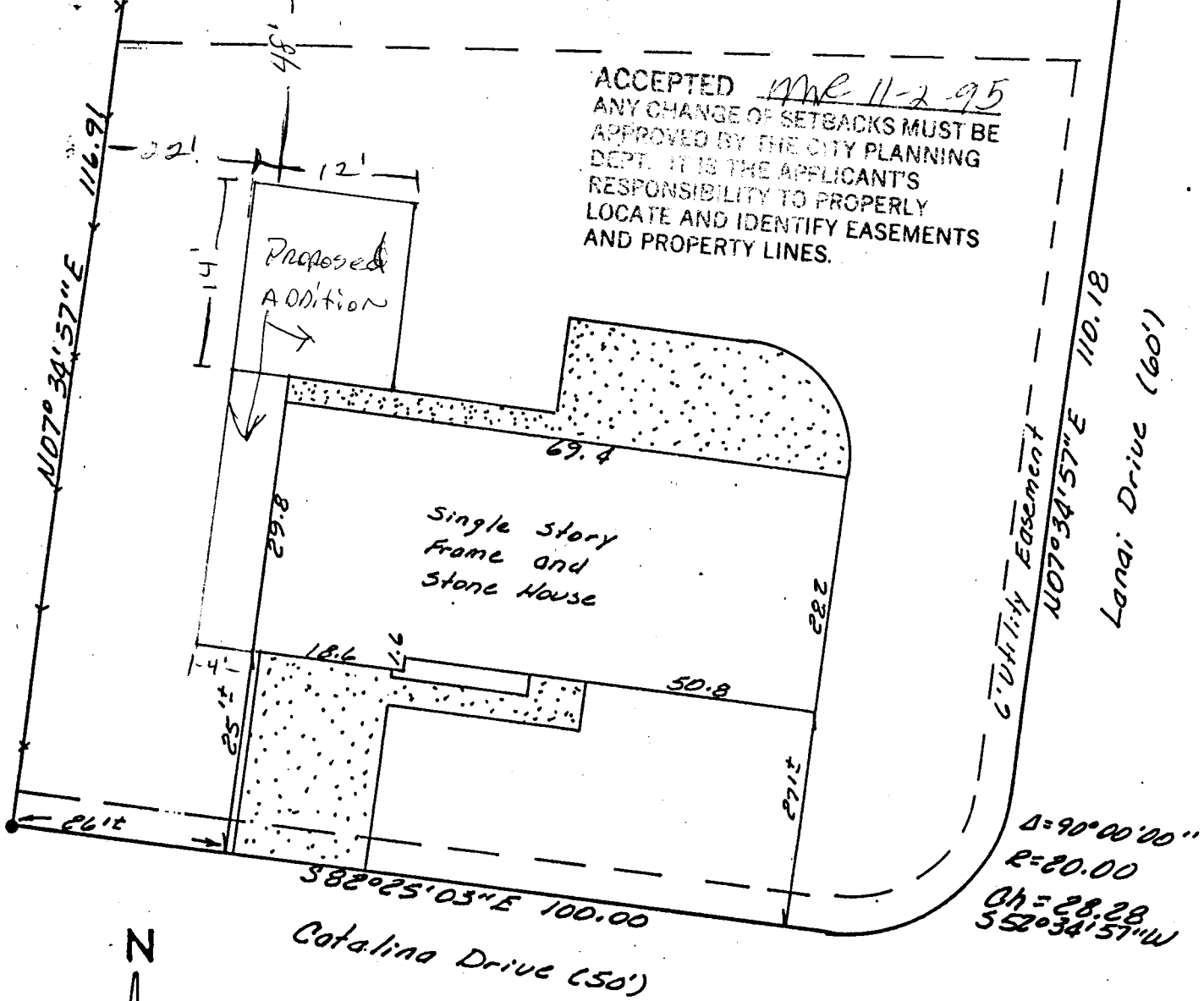
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

S89°17'33"E 120.87

20' Utility and Drainage Easement

ACCEPTED *ME 11-2-95*
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'

— = Fence

• Found Pin and Cap N.H.R.Q. 2682

Note: This property does not fall within the 100 year flood plain of the Colorado River.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 2692 Catalina Drive, Lot 1, Block 20, Replat of Lot 10 Block 8; Lot 18 Block 6 and Bahamas Way of PARADISE HILLS FILING NO. THREE and Lots 11,12,16, 17,18 Block 15, Lot 1 Block 20; Lot 1 Block 19; Lots 1,2 Block 18; Lots 1,2 Block 17; Lot 1 Block 16, Lots 1,9 Block 13; Lots 1,21 Block 12; Lot 1 Block 10 and 27 Road of PARADISE HILLS FILING FOUR, Mesa County, Colorado.

I hereby certify that this improvement location certificate was prepared by **Great American 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 fences, buildings, or other future improvements.

June 18, 1988

I further certify that the improvements on the above described parcel on this date, **June 18, 1988**, 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