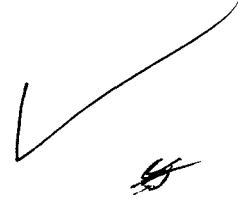


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53615

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



3021-2035-01-5 **THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2698 Kimberly Dr TAX SCHEDULE NO. 2701 3542 8001
 SUBDIVISION Bella Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 140
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2500 ±
 (1) OWNER Lon F. Alexander, Jr. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE SAME STORAGE

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.

Accessory

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R8F-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 10 T.ZONE 17 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 [Signature] Date SEPT 29, 1995
 Department Approval [Signature] Date 9/29/95

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

Utility Accounting [Signature] Date 9/29/95

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)

SHEET 1

SEE SHEET 2 FOR ADDITIONAL INFO

3' MINIMUM YARD SETBACK
STRUCTURE 3' MIN FROM 3' SETBACK TO BASELINE STRUCTURE (2' MIN. FROM SETBACK TO EAVE)
Found Q&D 16013

East 101.75

6' MIN.

10'x14' H'EAVE

8' MIN.
STRUCTURE 3' MIN. FROM EASEMENT TO BASELINE STRUCTURE (2' MIN. FROM EASEMENT TO H'EAVE)



Scale 1" = 30'

300°07'W 192.0

10' Utility and Irrigation Easement

Over-Long

Wood Deck
Single Story Studio House

35.0

24.5

19.2

8.0

29.9

51.7

5' Irrigation Esmt.
300°07'W 167.1

27 Road

8.6

7.5

35.4

9.3

48.8

40.0

31.5

52.1

Found No. 5 Rebar

R=25.00

ACCEPTED *Ronnie 9/29/95*
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.

589°58'E 76.75

2698 Kimberly Drive

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 1 Block 2 Bella Vista Subdivision, First Addition.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Don Hickman that this 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.

I further certify that the improvements on the above described parcel on this date 6/2/95, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon the described premises by improvements of any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Wayne H. Lier 6/2/95



Monument Surveying Co.

755 Rood Avenue
Grand Junction Co. 81501

245-4189

6/2/95

2698 Kimberle Dr.
Don Hickman Property