

FEE \$ 10⁰⁰

BLDG PERMIT NO. 52501

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2506 Mt. Sopris Dr. TAX SCHEDULE NO. 2945-222-06-014

SUBDIVISION Heatheridge Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192^{ft} to house

FILING BLK 3 LOT 14 SQ. FT. OF EXISTING BLDG(S) 112^{ft} to garage

(1) OWNER Doug & Peggy Levinson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 241-0873 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SUN KING USE OF EXISTING BLDGS RESIDENTIAL HOME

(2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9173 Addition to expand garage, master bed & bath

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 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions ACCD approval required

Maximum Height 32' CENSUS TRACT 14 TRAFFIC ZONE 95

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 Jody Webb Date 6/13/95

Department Approval Marcia Pabidany Date 6-14-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 5002-2180-01-7

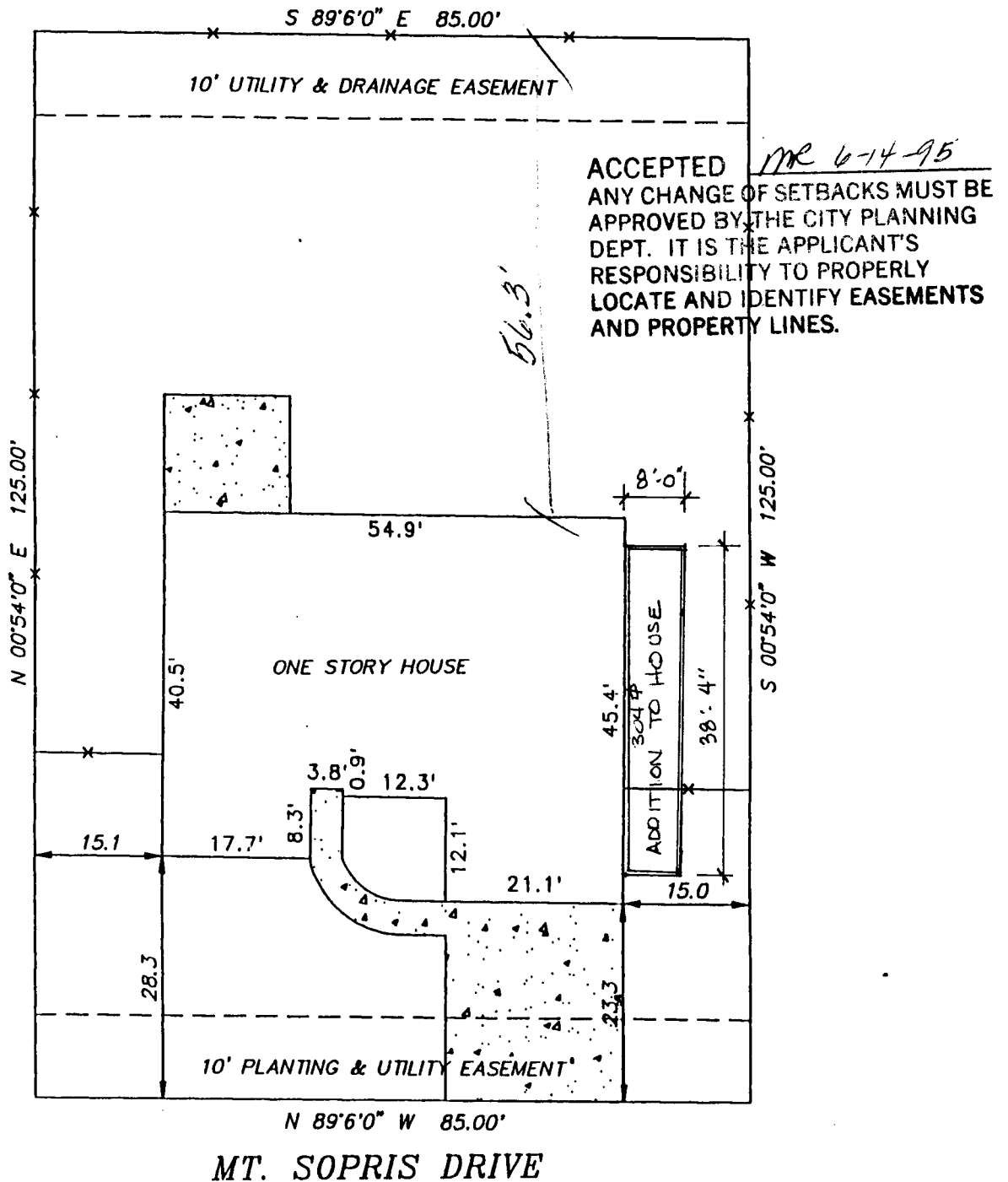
Utility Accounting C. Reichenauer Date 6-14-95

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

2506 MT. SOPRIS DRIVE, GRAND JUNCTION, COLORADO
 LOT 14, BLOCK 3, HEATHERIDGE ESTATES, MESA COUNTY, COLORADO
 SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



ACCEPTED MR 6-14-95
 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.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY ABSTRACT & TITLE
 COMMITMENT NUMBER 892947

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA NATIONAL BANK, 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, 4-6-93, 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.

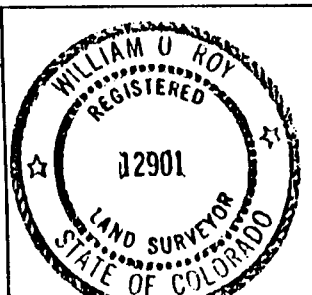
By: William O. Roy
 William O. Roy P.L.S. 12901

Date: 4-6-93

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 080115 0470 B

JOB NO. 7943

SCALE: 1" = 20'



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