

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 51919

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

5001-3620-09-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 389 West Valley Cir TAX SCHEDULE NO. 2945-201-03-011  
SUBDIVISION Ridges SQ. FT. OF PROPOSED BLDG(S)/ADDITION 98  
FILING 2 BLK 10 LOT 11B SQ. FT. OF EXISTING BLDG(S) Appx. 1600  
(1) OWNER Kim & Carey Carmack NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 389 West Valley Cir  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 256-1955 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Michael Cooper, Cooper Const USE OF EXISTING BLDGS Primary Residence  
(2) ADDRESS 581 Agave St DESCRIPTION OF WORK AND INTENDED USE: Enclose  
(2) TELEPHONE 434-0952 existing back porch, Family room

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) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 10' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 14 T.ZONE 94 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).

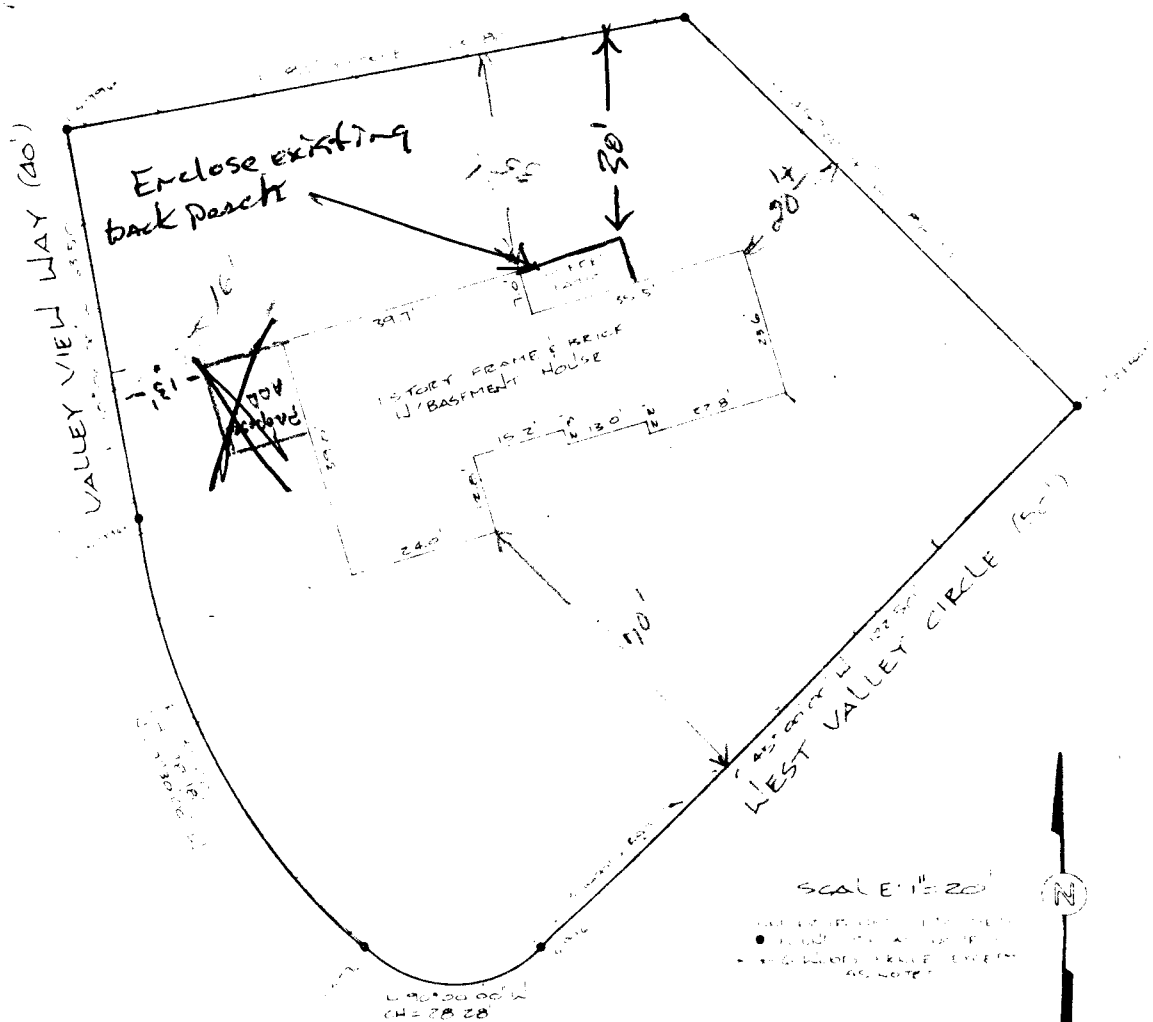
Applicant Signature Michael A. Cooper Date \_\_\_\_\_  
Department Approval Marcia Rabideaux Date 4-21-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 4/21/95

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)



NOTE: IRRIGATION AND SEWER WATER EASEMENTS ONLY SHALL BE PROVIDED ON EITHER SIDE OF ALL LOT LINES.

**ACCEPTED** MR 4-21-95  
 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.

**IMPROVEMENT LOCATION CERTIFICATE**

Legal Description: 329 West Valley Circle, Lot 11, Block 11, The Ridges, Filed No. 116, County of Mesa, State of Colorado.

I hereby certify that this improvement location certificate was prepared for [Name], Homeowner's Assn., 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, 4/21/95, 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 adjacent 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.

*John Robert Lett*  
 Registered Land Surveyor  
 John Robert Lett  
 Colorado West Associates, Inc.  
 835 Colorado Avenue  
 Grand Junction, Colorado 81501

LP

116-491-1

John Robert Lett, PLS, 11/1/95