BLDG PERMIT NO. 56325

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 🖘

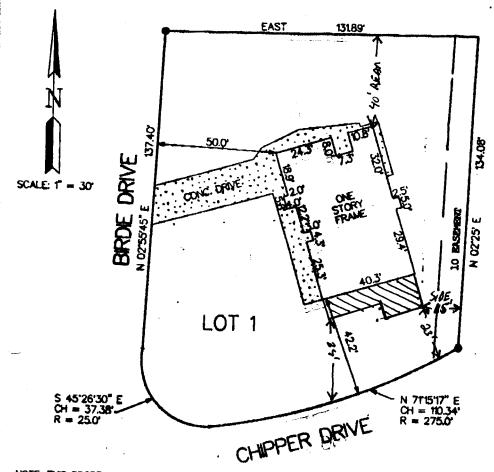
BLDG ADDRESS //9 BIRDIR On.	TAX SCHEDULE NO. 2901 ~ 363 - 17 - 001						
SUBDIVISION FAINWAY PANY.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 425						
FILING / BLK 9 LOT /	SQ. FT. OF EXISTING BLDG(S) 2480						
OWNER LANNY JOMES	NO. OF DWELLING UNITS BEFORE: THIS CONSTRUCTION						
(1) ADDRESS DIY BINDIR ON.							
(1) TELEPHONE 242-5926	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION						
(2) APPLICANT WEBEL BUILT 6.C.	USE OF EXISTING BLDGS SIMI FAN ABS.						
(2) ADDRESS DE ALL WHITH CO.	DESCRIPTION OF WORK AND INTENDED USE:						
(2) TELEPHONE 245-1082 8152)	RK-STAUCTUMA BRONOOMS-						
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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘						
ZONE	Maximum coverage of lot by structures						
SETBACKS: Front from property line (PL)	Parking Req'mt						
or from center of ROW, whichever is greater Side from PL Rear 40' (NO CITAL FROM F	Special Conditions NC						
15 177-461 OB 2000							
Maximum Height No CHASE	census tract 6 traffic zone 13						
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	Date						
Department Approval BILL Noll	Date <u>5-30-96</u>						
Additional water and/or sewer tap fee(s) are required: XESNO W/O No. 302/-/220-02-/							
Utility Accounting Pec. harman Date 5/30/96							
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 9-3-2C Grand Junction Zoning & Development Code)						
(White: Planning) (Yellow: Customer) (Pink	: Building Department) (Goldenrod: Utility Accounting)						

IMPROVEMENT LOCATION CERTIFICATE

714 BRDE DRIVE, GRAND JUNCTION

FIRST AMERICAN TITLE #115505 JONES ACCT. TAX SCH# 2701-363-19-001

LOT 1 IN BLOCK 9 OF FARWAY PARK FIRST ADDITION, MESA COUNTY, COLORADO.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

By Certify that the approvement location certificate was prepared for CENTENNAL SAVINGS BANK THAT IT IS NOT A LAND SURVEY PLAT OR MPROVENENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED OPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE REPROVEMENT LINES. I FURTHER CERTIFY THE REPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS

• = FOUND PN

LO 12770	PHONE: 303-245-3777	FAX: 241–4847	SUR	VEYIT by GLENN	MALING: 2004 NORTH IZIN SUITE 7 GRAND ANCTION, CO. 81501
	SURVEYED BY:	B. H.	. m. migra mi migragi .	DATE SURVEYED:	4/19/93
	DRAWN BY:	L. R.		DATE DRAWN	4/19/93
· ·	REVISION		• • • • • • • • • • • • • • • • • • • •	SCALE	1" = 30"

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS APPROVED BY THE CITY PLANNING