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BLDG PERMIT NO. 56522

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



4006-1280-07-5 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	2761 Cheyenne	TAX SCHEDULE NO.	2945-244-00-187
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)	deck ADDITION 468
FILING	BLK	LOT	
SQ. FT. OF EXISTING BLDG(S)			
(1) OWNER	Leeds Foyil	NO. OF DWELLING UNITS	
BEFORE:	1	AFTER:	1 THIS CONSTRUCTION
(1) ADDRESS	Same	NO. OF BLDGS ON PARCEL	
BEFORE:	1	AFTER:	1 THIS CONSTRUCTION
(1) TELEPHONE	260-3545	USE OF EXISTING BLDGS	
(2) APPLICANT	Same	DESCRIPTION OF WORK AND INTENDED USE:	deck;
(2) ADDRESS	=		fence
(2) TELEPHONE	=		

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-5	Maximum coverage of lot by structures	3570
SETBACKS: Front	20'	Parking Req'mt	
or	45'	Special Conditions	
Side	5'		
Rear	25'		
Maximum Height	32'	CENSUS TRACT	13
		TRAFFIC ZONE	80

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	<i>Leeds Foyil</i>	Date	6-11-96
Department Approval	<i>Donnie Edwards</i>	Date	6-11-96

Additional water and/or sewer tap fee(s) are required: YES ___ NO W/O No. N/A -

Utility Accounting	<i>Millie Fowler</i>	Date	6-11-96
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

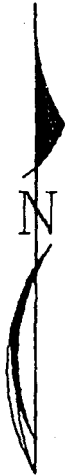
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

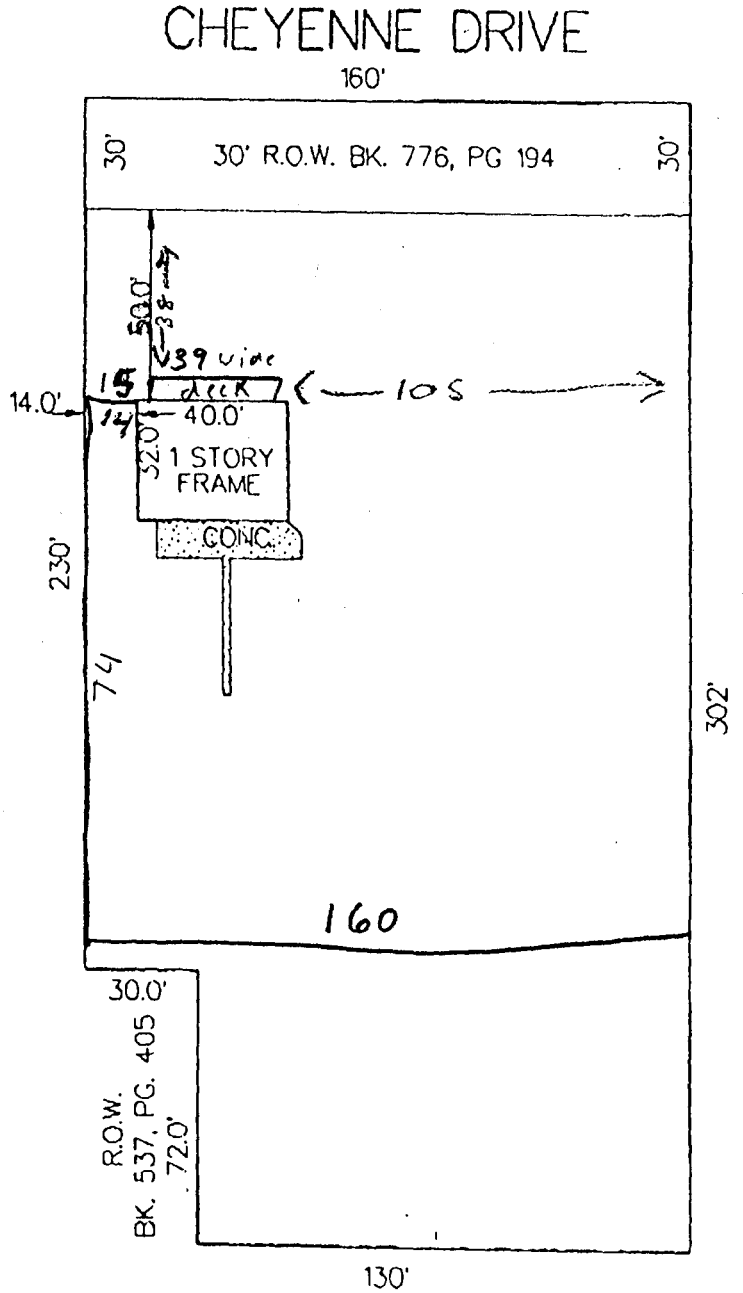
2761 CHEYENNE DRIVE

WESTERN COLORADO TITLE #96-5-152K
FOYIL ACCT.
SEE ATTACHED LEGAL DISC.

ACCEPTED *Ronnie 6/11/96*
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" = 50'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ALPINE BANK (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 FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6/4/96 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