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BLDG PERMIT NO. 56369

PLANNING CLEARANCE

3021-2050-02-2

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 716 DANIEL Drive TAX SCHEDULE NO. 2701-354-26-023
 SUBDIVISION Bella Vista Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 672
 FILING — BLK — LOT 11 SQ. FT. OF EXISTING BLDG(S) 1825
 (1) OWNER Michael A., Cheryl A. Power NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 716 DANIEL Drive
 (1) TELEPHONE (970) 241-4842 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT SAME AS ABOVE USE OF EXISTING BLDGS Single Family Dwelling
 (2) ADDRESS SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: 24' wide
 (2) TELEPHONE SAME AS ABOVE X 28' long detached garage-2-CAR.

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-2 Maximum coverage of lot by structures 25%
 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 _____
to easement 32' Note - 15' easement on back
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 17

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).

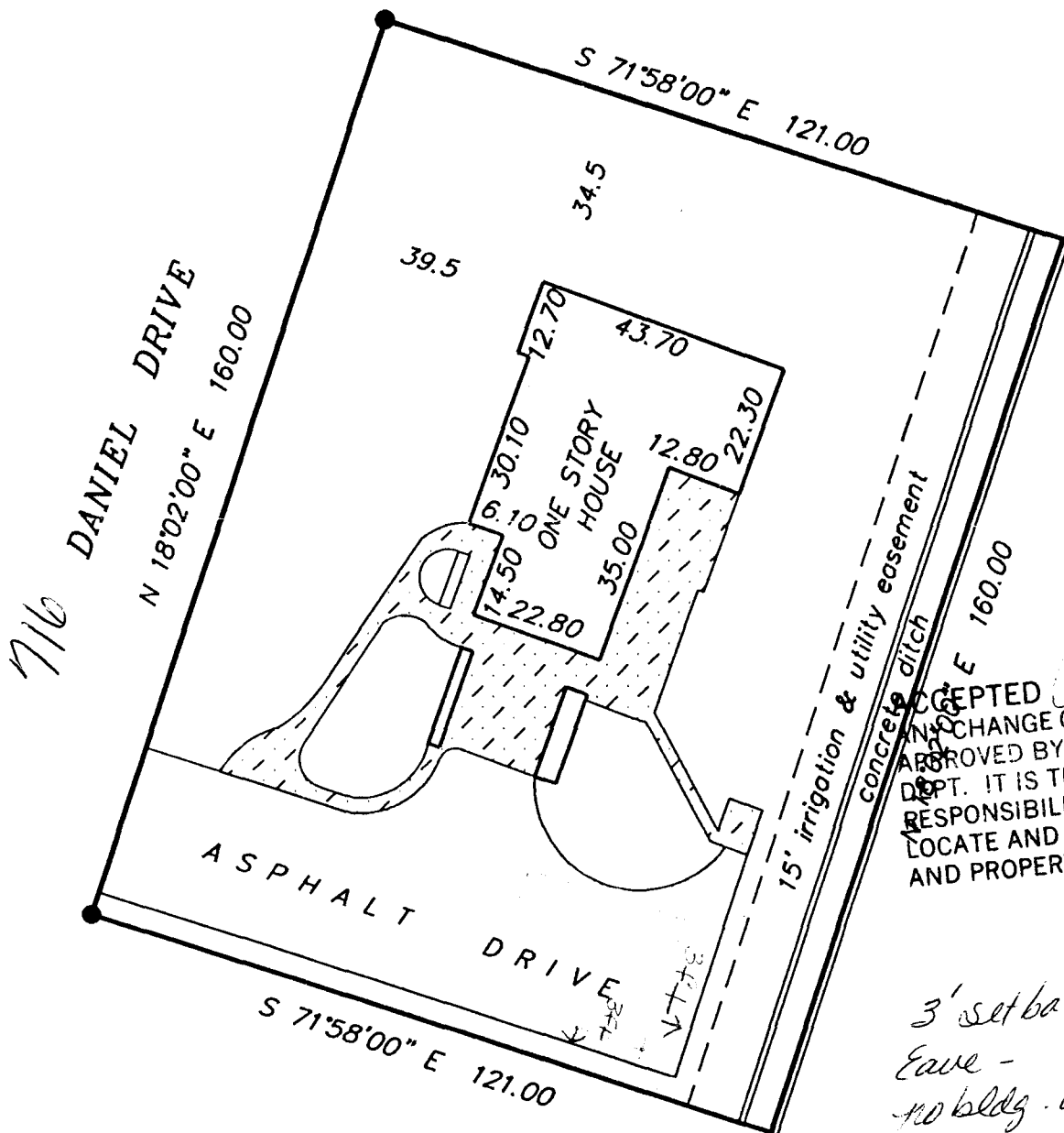
Applicant Signature Michael A. Power Date 6/1/96
 Department Approval Ronnie Edwards Date 6/5/96

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

Utility Accounting Handwritten Date 6-5-96

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)



ACCEPTED *Ponnie* 6/5/96
 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.

3' setback is to Eave - no bldg. in easement



DESCRIPTION

LOT 11, REPLAT OF LOTS 9, 10, & 11
 BELLAVISTA SUBDIVISION
 MESA COUNTY, COLORADO

LEGEND & NOTES

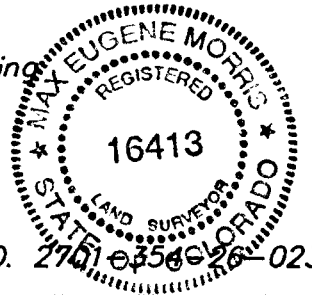
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for UNIFIRST MORTGAGE; the improvement location being based on monuments as shown hereon, and 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, 6/29/92, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

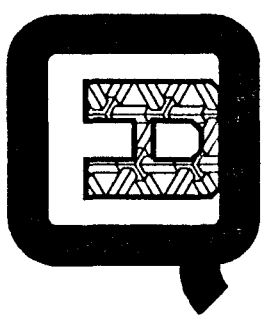
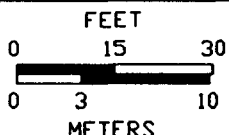
[Signature] 6/29/92
 Max/E. Morris, Registered Colorado Land Surveyor #16413

TAX SCHED. NO. 2701-0356-023



IMPROVEMENT LOCATION CERTIFICATE

716 DANIEL DRIVE

FOR: POWER	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: DMM RM
SCALE: 		DRAWN BY: MEM
DATE: 6/29/92		ACAD ID: POWER
		SHEET NO.
		FILE: 92176