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BLDG PERMIT NO. 60195

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

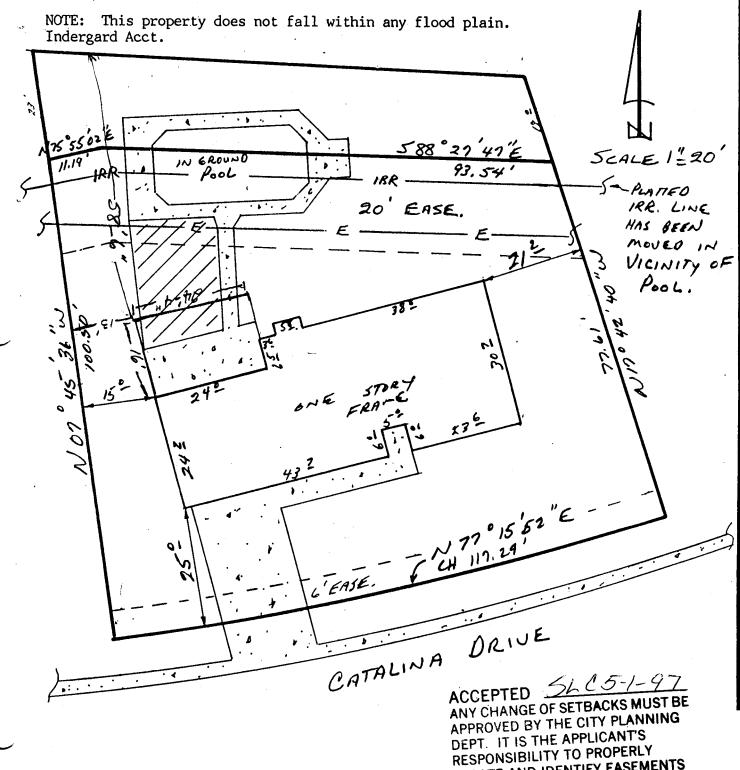
<u>Community Development Department</u>

/	DG ADDRESS 2610 Catalina Dr TAX SCHEDULE NO. 2701-264-19-014		
	SUBDIVISION Paradise Hills	SQ. FT. OF PROPOSED BLDG(S)/ADDITION240	
	FILING 5 BLK 20 LOT 13	SQ. FT. OF EXISTING BLDG(S) 1450 ap.	
	(1) OWNER Arlys Indergand (1) ADDRESS 2670 Catalina Dr.	NO. OF DWELLING UNITS BEFORE:/ AFTER:/ THIS CONSTRUCTION	
	(1) TELEPHONE 910-242-0797	NO. OF BLDGS ON PARCEL BEFORE:/ THIS CONSTRUCTION	
	(2) APPLICANTATILLES Indergard	USE OF EXISTING BLDGS <u>RESidence</u>	
	(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE: _asl_	
	(2) TELEPHONE 970-242-0797	Screened in Forch	
		all existing & proposed structure location(s), parking, setbacks to all eation & width & all easements & rights-of-way which abut the parcel.	
	THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 129	
`	ZONE KSF-4	Maximum coverage of lot by structures3575_	
SETBACKS: Front from property line (PL) or 45 from center of ROW, whichever is greater			
	Side 7 from PL Rear 30 from P	Special ConditionsPL	
	Maximum Height	census 16 traffic 13 annx#	
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 X Pullys Indergard Date X 5/1/97		
	Department Approval Suta Just 1865 Date 3/1/9/		
	^dditional water and/or sewer tap fee(s) are required: YES NO W/O No W/O No O		
Utility Accounting State Date 5 - 1-97.			
		(Section 9-3-2C Grand Junction Zoning & Development Code) ak: Building Department) (Goldenrod: Utility Accounting)	
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IMPROVEMENT LOCATION CERTIFICATE

2670 Catalina Drive

Lot 13, Block 20, Paradise Hills, Filing No. Five, and a parcel described as beginning at the NE corner of said Lot 13; thence, North 17°42'40" West 19.0 feet; thence North 87°28'48" West 101.78 feet; thence South 07°45'36" East 23.0 feet to the NW corner of said Lot 13; thence North 75°55'02" East 11.19 feet; thence South 88°27'47" East 93.54 feet to the Point of Beginning. Mesa County, Colorado.



LOCATE AND IDENTIFY EASEMENTS

AND PROPERTY LINES.