

FR 79886

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|------------------------------------|-----------------------------|
| Planning \$ <u>10⁰⁰</u> | Drainage \$ 2000 |
| TCP \$ 200 | School Impact \$ |

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| BLDG PERMIT NO. <u>59874</u> |
| FILE # |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

SINGLE FAMILY

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 752 CENTAURI Dr. TAX SCHEDULE NO. 2701-351-42-001

SUBDIVISION CAMBRIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 540 BED/936 GAR

FILING _____ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 3000+

(1) OWNER LINDA TICE NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 752 CENTAURI Dr. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 241-4602

(2) APPLICANT KEYSTONE Custom Builders USE OF ALL EXISTING BLDGS RESIDENCE

(2) ADDRESS P.O. Box 1807 Grand Jet DESCRIPTION OF WORK & INTENDED USE: GARAGE

(2) TELEPHONE 243-9428 3 Bedroom ADDITION

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSE-2 PR 2.24 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or 43' from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 30' from PL Special Conditions: _____

Maximum Height 30' Maximum coverage of lot by structures 25% Census Tract 10 Traffic Zone 17 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 4/7/97

Department Approval [Signature] Date 4/7/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-9870-02-5

Utility Accounting [Signature] Date 4-7-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

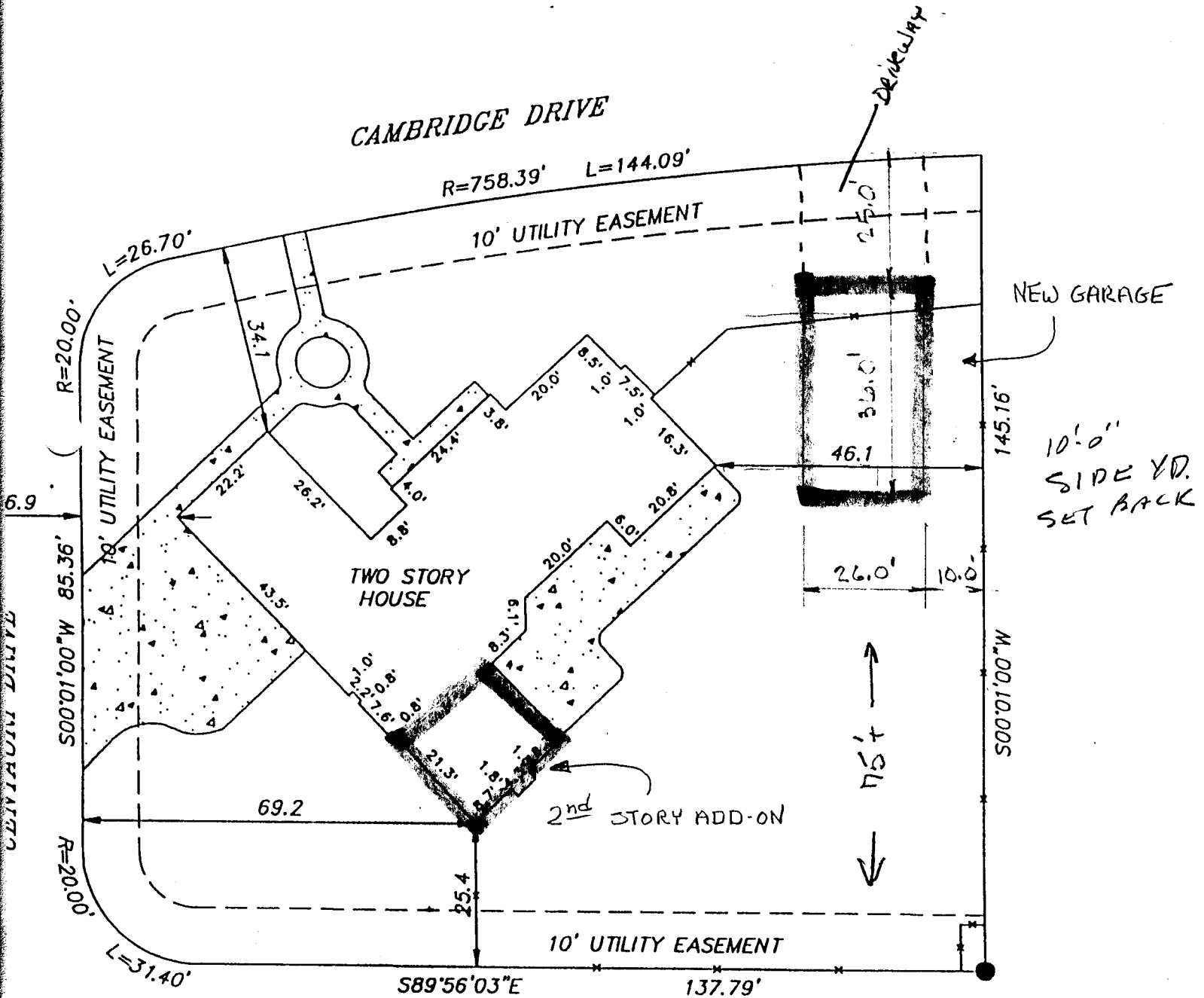
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

752 CENTAURI DRIVE, GRAND JUNCTION, COLORADO

LOT 1, BLOCK 3, CAMBRIDGE SUBDIVISION, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



ACCEPTED 5/4/97 G 1/2 ROAD
 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.

DRIVEWAY MUST BE CONCRETE TO #

-OK
 KE ASHBECK
 4/7/97

LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY WESTERN COLORADO TITLE
 COMMITMENT NUMBER 93-5-139M

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR WAL BANK, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 5-20-93, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE ENCUMBRANCES UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, AS NOTED.

William O. Roy
 William O. Roy P.L.S. 12901

Date: 5-21-93