

FEE \$	10
TCP \$	-
SIF \$	-



BLDG PERMIT NO. None needed

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 669 CHAMA LN. TAX SCHEDULE NO. 2945, 031, 39.004  
 SUBDIVISION VALLEY MEADOWS E. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 48-54 FT Shed  
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1386  
 (1) OWNER Eschol + Patricia Hacker NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 669 Chama Ln.  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 243-7177 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT ESCHOL C. HACKER USE OF EXISTING BLDGS Storage  
 (2) ADDRESS 669 Chama Ln DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-7177 Moving Storage Shed.

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR2.93 Maximum coverage of lot by structures \_\_\_\_\_  
 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 Shed will be moved to correspond w/ site plan within 30 days - (12/30/97)  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 Lonnie Edwards Date 11/26/97  
 Department Approval Patricia Hacker Date 11/26/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. TR 83160  
 Utility Accounting Checked Date CR

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

689 CHAMA LANE

MERIDIAN LAND TITLE  
HACKER ACCT.

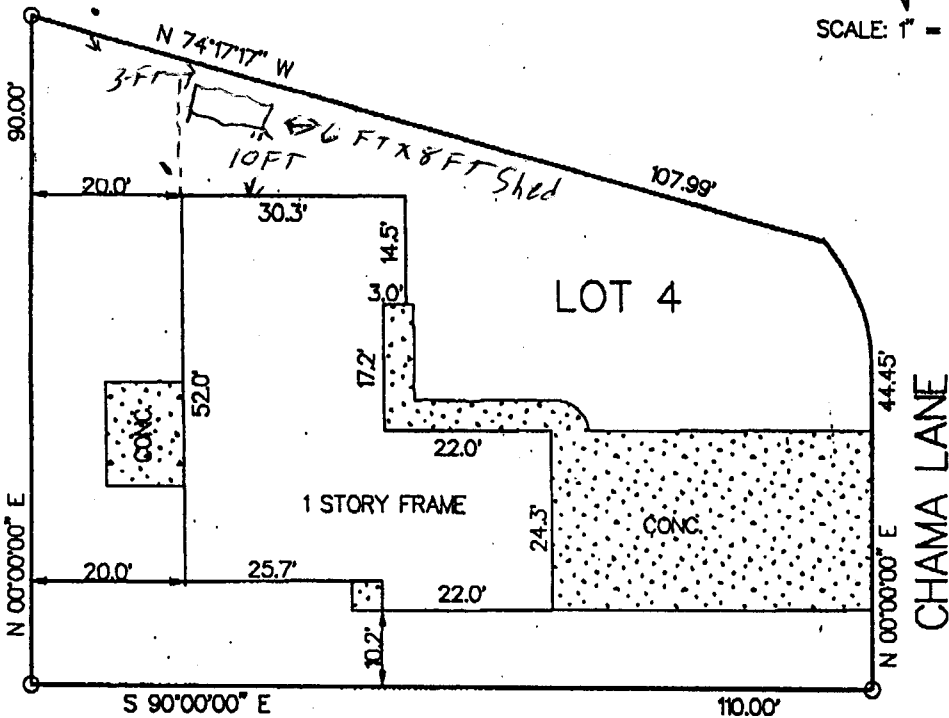
LOT 4 IN BLOCK 1 OF VALLEY MEADOWS EAST FILING NUMBER 1,  
MESA COUNTY, COLORADO.

ACCEPTED *Ronnie 11/26/97*

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" = 20'

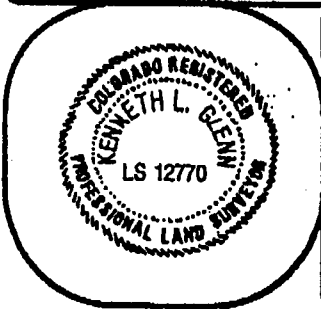


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANKER'S 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, 7/30/97 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 NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L. GLENN P.R.L.S. 12770



## SURVEYIT

MAILING:  
2754 COMPASS DRIVE  
SUITE 185  
GRAND JUNCTION, CO. 81505

PHONE: 970-245-3777 FAX: 241-4847

by GLENN

SURVEYED BY: J.G.	DATE SURVEYED: 7/30/97
DRAWN BY: J.G.	DATE DRAWN: 7/30/97
REVISION:	SCALE: 1" = 20'