

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 42079

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

8735

BLDG ADDRESS 744 GOLFMOORE TAX SCHEDULE NO. 2701-363-06-003
 SUBDIVISION FAIRWAY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30'x32'
 FILING BLK 6 LOT 3 SQ. FT. OF EXISTING BLDG(S) 3000 ±
 (1) OWNER Ted Carrico NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 744 GOLFMOORE
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 243-0116
 USE OF EXISTING BLDGS Residence
 (2) APPLICANT Ted Carrico
 DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 744 GOLFMOORE
 (2) TELEPHONE 464-7579 WORK GARAGE

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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 5' from center of ROW, whichever is greater
 Side 3' from PL Rear 10' from PL
 Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 14 ANNEX# _____

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 Ted Carrico Date 9-16-97
 Department Approval Antonia Costello Date 9-16-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Tracy Shupe Date 9/16/97

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)

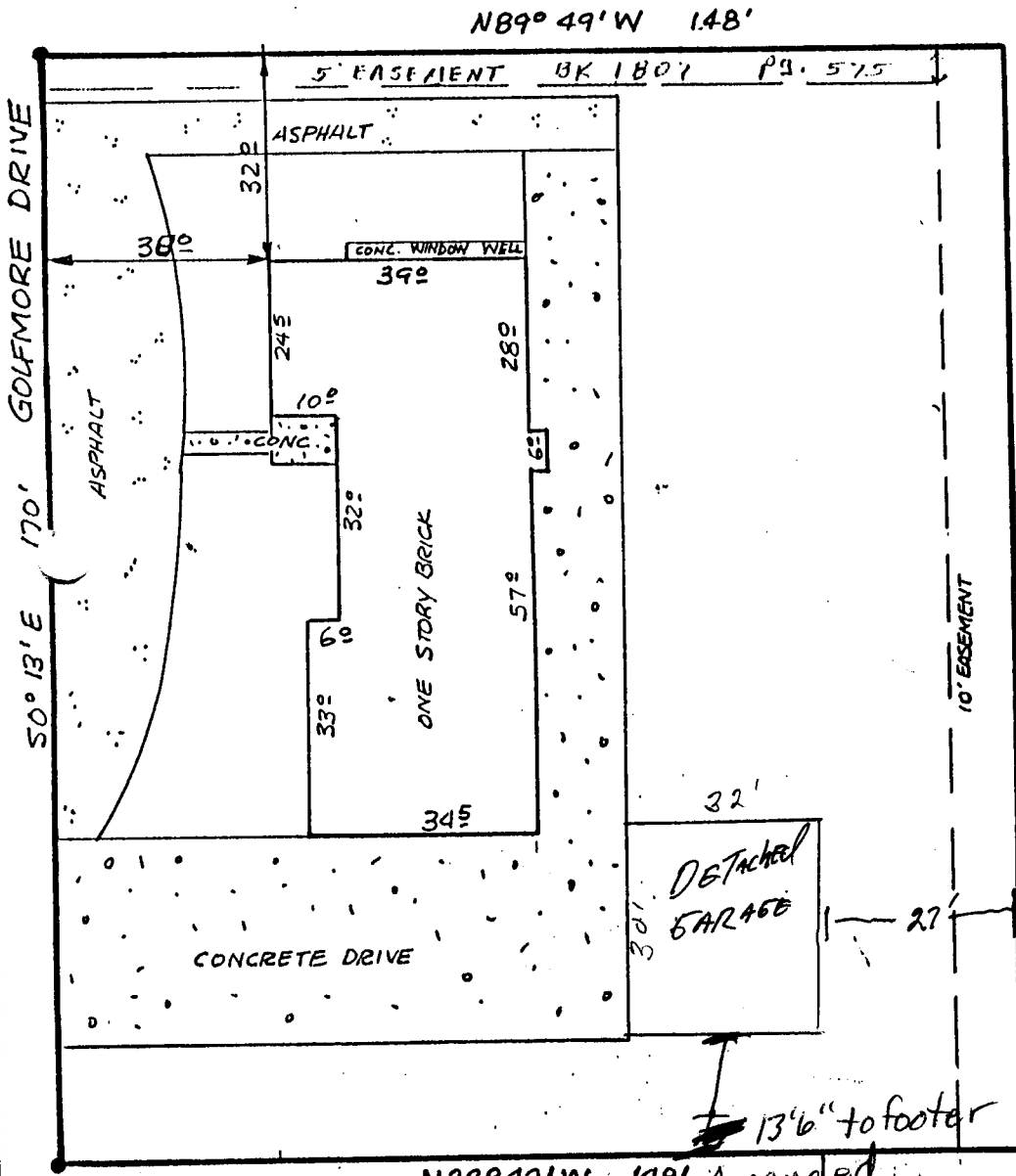
IMPROVEMENT LOCATION CERTIFICATE

744 GOLFMORE DRIVE, GRAND JUNCTION

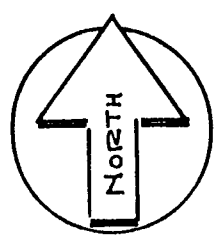
LOT 3, BLOCK 6, FAIRWAY PARK, MESA COUNTY, COLORADO.

First American Title #112306

Carrico Acct.



ACCEPTED SLC 9/16/97
 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.

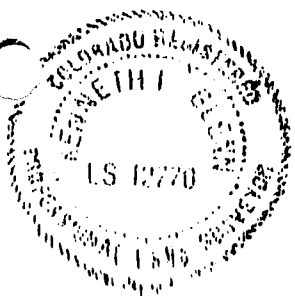


NB90°49'W 148' Amended
 SLC 10-21-97 SCALE: 1 INCH = 30 FEET

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR [redacted] 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, 8/13/91 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 R.L.S. 12770



SURVEYIT		MAILING: 2004 NORTH 12th. SUITE 7 GRAND JUNCTION, CO. 81501	
PHONE: 303-248-3777	by GLENN		DATE SURVEYED: 8-12-91
SURVEYED BY: K.G.			DATE DRAWN: 8-13-91
DRAWN BY: L.T.			SCALE: 1" = 30'
REVISION:			

OK (m) 8-13-91