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TCP \$	—

BLDG PERMIT NO.	60739
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3023-2490-03-4

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	817 LANAI DR	TAX SCHEDULE NO.	2701-264-25-014
SUBDIVISION	PARADISE HILLS	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	790 SF
FILING	6 BLK 4 LOT 14	SQ. FT. OF EXISTING BLDG(S)	1850
(1) OWNER	CLARK ATKINSON	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	817 LANAI DR	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	245-1693	USE OF EXISTING BLDGS	RESIDENTIAL
(2) APPLICANT	CLARK ATKINSON	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	(SAME)		
(2) TELEPHONE			ADDITION TO HOME - bedrooms -

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-4	Maximum coverage of lot by structures	38%
SETBACKS: Front	20'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	(additional upstairs bath okay - per Ronnie)
Side	7' from PL	(Not to be used as an Apt.)	
Rear	30' from PL	CENSUS TRACT	16 TRAFFIC ZONE 13
Maximum Height	32'		

changed 6/10/97

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	<u>Clark Atkinson</u>	Date	6/3/97
Department Approval	<u>Ronnie Edwards</u>	Date	6/3/97

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

Utility Accounting	<u>Attended</u>	Date	6-3-97
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

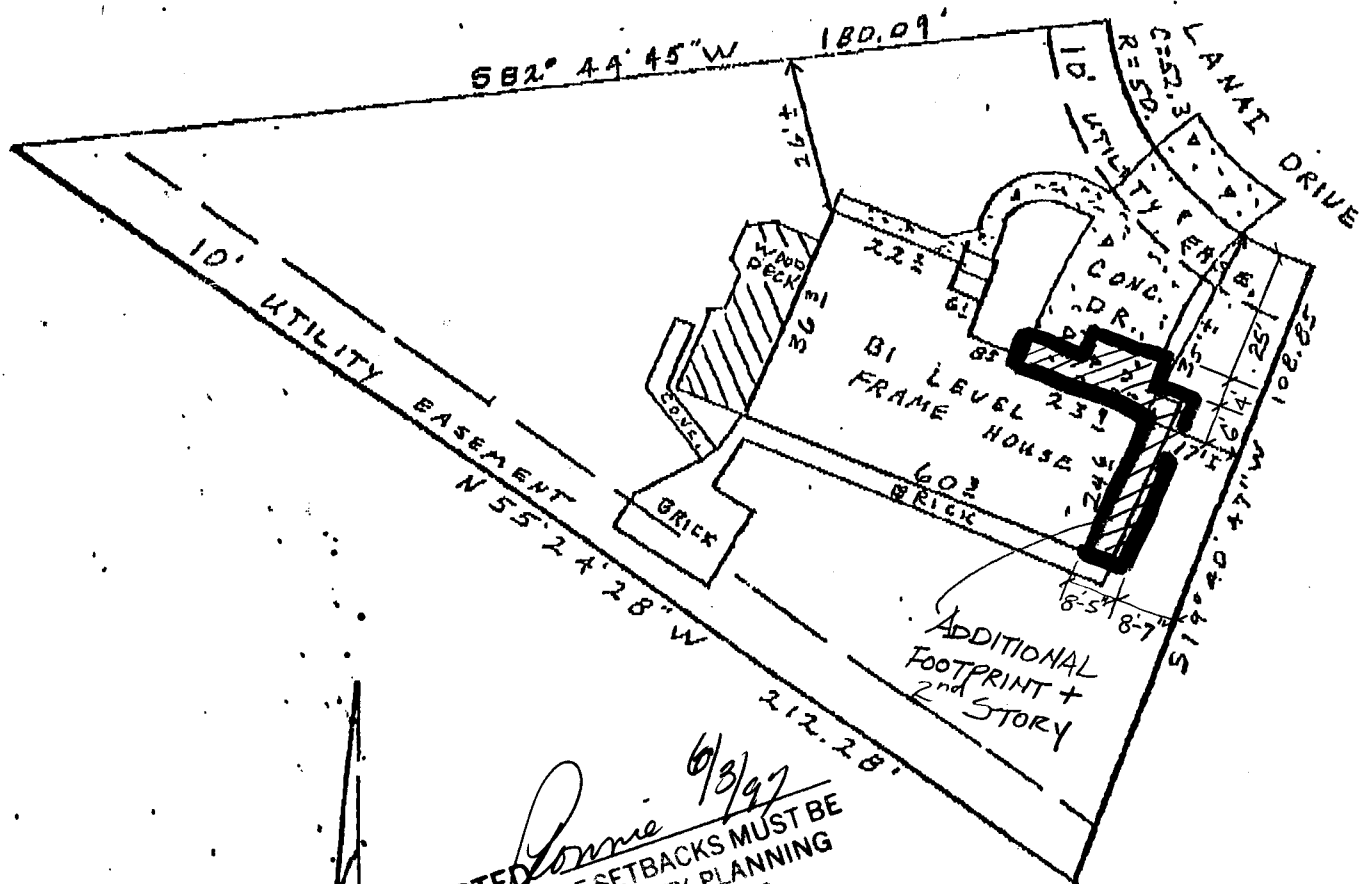
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

817 LANAI DRIVE, GRAND JUNCTION,

LOT 14 IN BLOCK 4 OF PARADISE HILLS, FILING NO. SIX,
MESA COUNTY, COLORADO.

Abstract & Title #891728
Atkinson Acct.



9/3/92
ACCEPTED *Donnie*
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.
1" = 30'

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
F.B.S. Mortgage Corp., 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 7/22/92 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE
BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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
SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

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



<h2 style="margin: 0;">SURVEYIT</h2>		MAILING: 2004 NORTH 12th, SUITE 7 GRAND JUNCTION, CO. 81501
PHONE: 303-245-3777		by GLENN
SURVEYED BY: B.H.		DATE SURVEYED: 7-21-92
DRAWN BY: K.G.		DATE DRAWN: 7-22-92
REVISION:		SCALE: 1" = 30'