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BLDG PERMIT NO. 102025

222-2850031

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 3535 Senna Way TAX SCHEDULE NO. 2945-011-31-014
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x24
 FILING 4 BLK 15 LOT 14 SQ. FT. OF EXISTING BLDG(S) 65x35
 (1) OWNER Kenneth Barbara Knapp NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3535 Senna Way
 (1) TELEPHONE 242-6077 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Richard Crane USE OF EXISTING BLDGS home
 (2) ADDRESS 3006 Ronlin Ct. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-2288 Screen in existing Patio

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-5
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL
 Maximum Height 32

PAID
 Maximum coverage of lot by structures 35%
SEP 15 1997
 Parking Req'mt _____
CM
 Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Richard Crane Date 9-15-97
 Department Approval Ronnie Edwards Date 9-16-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting M Cole Date 9-15-97

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

ADDRESS: 3535 Senna Way, Grand Junction, Colorado 81508

TITLE ("LEGAL") DESCRIPTION: Lot 14 in Block 15 of PHEASANT RUN, SPRING VALLEY FLING NO. SIX,
Mesa County, Colorado

TITLE CO. & No.: Western Colorado Title #93-1-92M

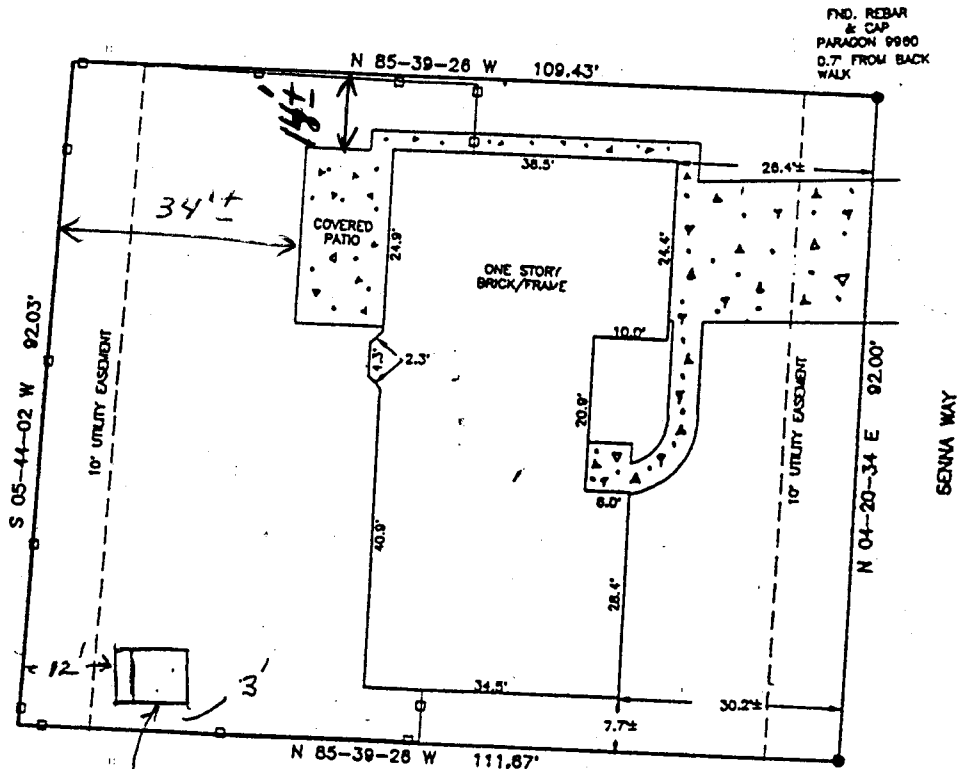
ACCOUNT: Richard W. Garwood and Elaine O. Garwood, as Joint Tenants

FLOOD PLANE: Not in flood plane

LEGEND

- FENCES: 1) BOARD/BLOCK
- 2) WIRE/CHAIN LINK
- CONCRETE/BRICK/ROCK:
- WOOD DECK:
- FND. SURVEY MON.

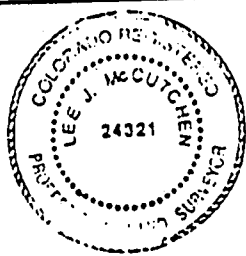
ACCEPTED *Ronnie 9/15/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Building: 8'x8' or 8'x10'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR WESTERN COLORADO TITLE 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 1-26-93 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.

Lee J. McCutchen
 LEE J. MCCUTCHEN, COLORADO L.S. No. 24321



Daggett Surveying, Inc.

2457 Industrial Blvd. Suite 2 Grand Junction, CO 81508
 Ph. (970) 848-0881

SURVEYED BY: L.M., C.R.	DATE SURVEYED: 1-26-93
DRAWN BY: R.T.B.	DATE DRAWN: 1-26-93
REVISION:	SCALE: 1" = 20'