

FEE \$ <u>10</u>
TCP \$ _____
SIF \$ _____



BLDG PERMIT NO. <u>66008</u> #65898 for slab

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

BLDG ADDRESS <u>529 29 Rd</u>	TAX SCHEDULE NO. <u>2943-074-00-0911</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>24' 30'</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>924 SF 2524 sq ft</u>
(1) OWNER <u>Timothy & Kelly</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>529 29 Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>2437831</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	<u>garage & sidewalk</u>
(2) TELEPHONE _____	

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 <u>RSF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or <u>15'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	
	CENSUS <u>10</u> TRAFFIC <u>30</u> 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 <u>Tom Kelly</u>	Date <u>6-29-98</u>
Department Approval <u>[Signature]</u>	Date <u>6-29-98</u>

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

Utility Accounting <u>R. Raymond</u>	Date <u>6/29/98</u>
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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

529 29 ROAD

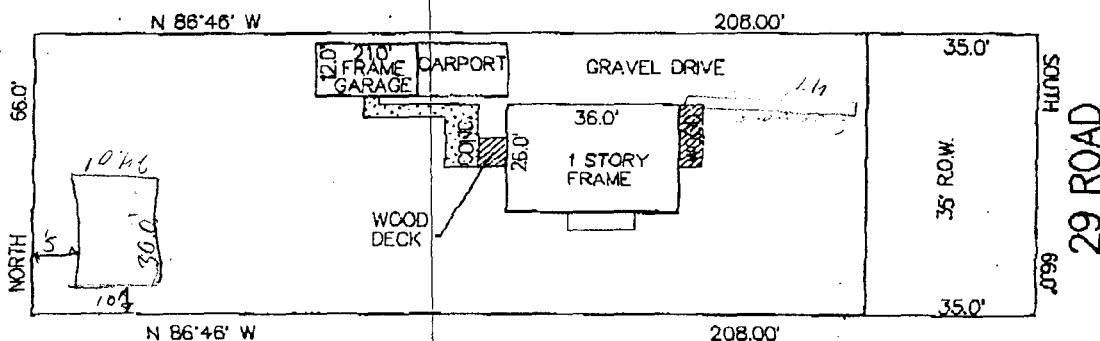
MERIDIAN LAND TITLE #21155
 KELLY/FUTRELL ACCT.

Beginning at a point 66.0 feet North of the Southeast Corner of the SE 1/4 NE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian,
 thence North 66.0 feet,
 thence North 89°46' West 208.00 feet,
 thence South 66.0 feet,
 thence South 89°46' East 208.00 feet to the point of beginning,
 Mesa County, Colorado.

ACCEPTED *Kv LC 29-93*
 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" = 30'

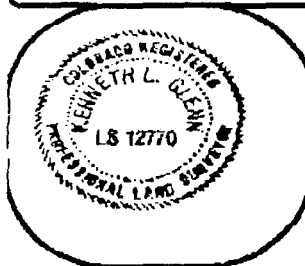


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY 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, 2/2/96, 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



by GLENN

MAILING:
 2004 NORTH 12th
 SUITE 17
 GRAND JUNCTION, CO. 81501

PHONE:
 970-245-3777

FAX:
 241-4847

SURVEYED BY:	K.G.	DATE SURVEYED:	2/2/96
DRAWN BY:	S.S.	DATE DRAWN:	2/2/96
REVISION:		SCALE:	1" = 30'