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BLDG PERMIT NO. 65129

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>3740 Applewood.</u>	TAX SCHEDULE NO. <u>2945-011-31-033</u>
SUBDIVISION <u>Spring Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>240</u>
FILING <u>6</u> BLK <u>15</u> LOT <u>33</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>William D. Fitch</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3740 Applewood, C.J.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-245-0763 (H)</u>	USE OF EXISTING BLDGS <u>Storage only - NO utilities</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>970-245-1520 (B)</u>	

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-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>10'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>21</u> 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 <u>[Signature]</u>	Date <u>4-22-98</u>
Department Approval <u>[Signature]</u>	Date <u>4-22-98</u>

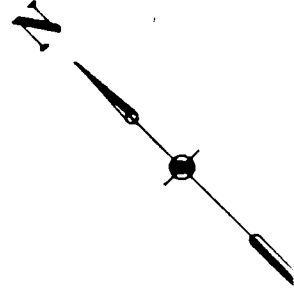
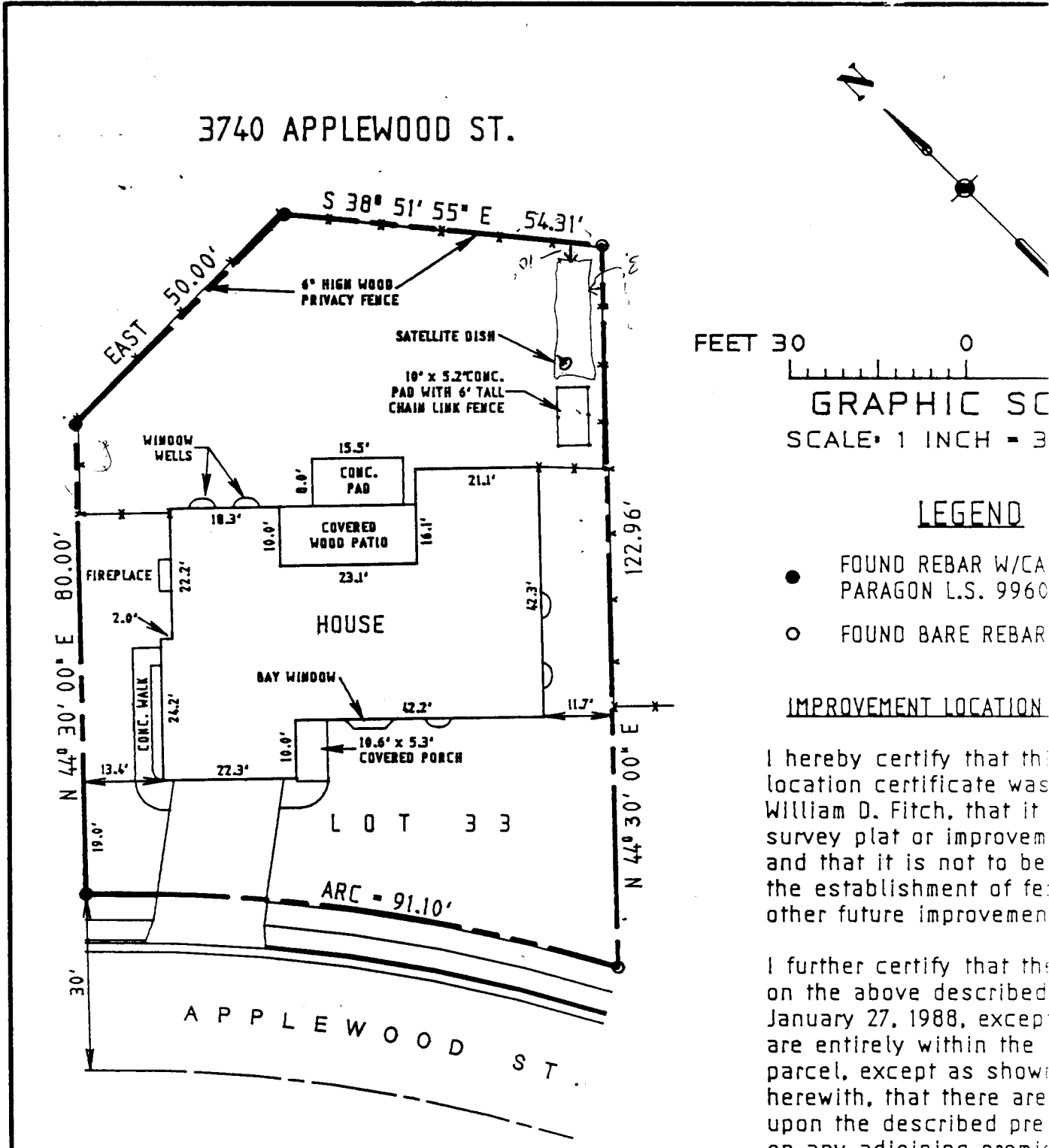
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 4-22-98

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)

ACCEPTED SLC 4-22-98
 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.



FEET 30 0
 GRAPHIC SCALE
 SCALE: 1 INCH = 30 FEET

LEGEND
 ● FOUND REBAR W/CA PARAGON L.S. 9960
 ○ FOUND BARE REBAR

IMPROVEMENT LOCATION

I hereby certify that this location certificate was prepared by William D. Fitch, that it is a true and correct survey plat or improvement location and that it is not to be construed as the establishment of fee simple interest or other future improvement.

I further certify that the improvements shown on the above described plat were located on January 27, 1988, except as otherwise noted, and are entirely within the boundaries of the parcel, except as shown hereon, that there are no encroachments upon the described premises, and that there is no apparent evidence or suggestion of any crossing or burdening of the parcel, and that said plat is correct within a designated floor.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

By Wallace E. Paragon
 Wallace E. Paragon, L.S.