

FEE \$	10.5
TCP \$	
SIF \$	



BLDG PERMIT NO. 65724

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2706 H Rd.</u>	TAX SCHEDULE NO. <u>2701-253-00-250</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>560 #</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>1400 #</u>
(1) OWNER <u>Jerry Wignutow</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2706 H Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-6983</u>	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>Pinyon Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1531 Pinyon Ave</u>	<u>Add Sun Room</u>
(2) TELEPHONE <u>241-5991</u>	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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-1</u>	Maximum coverage of lot by structures <u>25%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>75'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>14</u> TRAFFIC <u>14</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>[Signature]</u>	Date <u>6-25-98</u>
Department Approval <u>[Signature]</u>	Date <u>6-24-98</u>

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

Utility Accounting <u>B. Raymond</u>	Date <u>6/24/98</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)

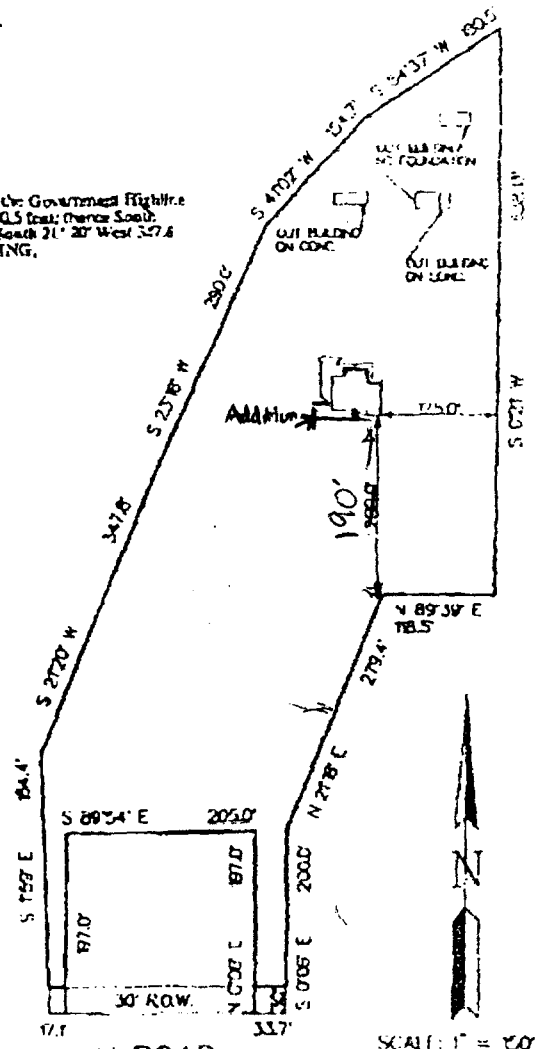
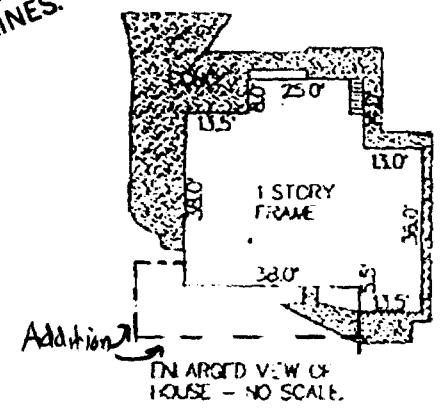
IMPROVEMENT LOCATION CERTIFICATE

2706 H ROAD

WESTERN COLORADO TITLE
MOUNTAIN ADCT.

Beginning at a point from whence the Southwest corner of Section 25, Township 1 North, Range 1 West of the 11e Meridian bears South 89° 54' West 118.9 feet;
 thence South 89° 54' East 17.3 feet;
 thence North 00° 06' East 197.8 feet;
 thence South 89° 54' East 205.0 feet;
 thence South 03° 06' West 197.0 feet;
 thence South 89° 54' East 33.7 feet;
 thence North 00° 06' East 200.0 feet;
 thence North 21° 16' East 279.4 feet;
 thence South 89° 54' East 115.5 feet;
 thence North 00° 21' East 681.13 feet to the Southern right-of-way of the Government Flightline Canal, thence along said Southern right-of-way South 54° 37' West 190.5 feet; thence South 41° 07' West 154.7 feet; thence South 23° 16' West 290.0 feet; thence South 21° 20' West 327.6 feet; thence South 07° 39' East 184.4 feet to the POINT OF BEGINNING.

ACCEPTED *KVLO-24-98*
 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.



H ROAD

SCALE: 1" = 50'

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ALPINE BANK THAT IT IS NOT A LAND SURVEY PLAN OR IMPROVEMENT SURVEY PLAN, 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 THE DATE 7/21/95. 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 BOUNDING ANY PART OF SAID PARCEL, EXCEPT AS SHOWN.

● - FOUND PIN

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



SURVEYIT

PHONE: 303-245-5777 FAX: 241-4847



by GLENN

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

SURVEYED BY:	KC.	DATE SURVEYED:	7/21/95
DRAWN BY:	J.G.	DATE DRAWN:	7/21/95
REVISION:		SCALE:	1" = 50'