FEE\$	10,-
TCP \$	
SIF \$	



BLDG PERMIT NO. 66058

PLANNING CLEARANCE

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(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 115 DOWNSE W.	TAX SCHEDULE NO. 2 101.33.13.09	
SUBDIVISION SUNS ET TENTACE RIA	480. FT. OF PROPOSED BLDG(S)/ADDITION $\frac{393}{100}$	
FILING BLK 3 LOT 7	SQ. FT. OF EXISTING BLDG(S)	
OWNER FARSTER BAGAST	NO. OF DWELLING UNITS BEFORE:/ THIS CONSTRUCTION	
(1) ADDRESS 7/5 FORM 100 CO	NO. OF BLDGS ON PARCEL	
(1) TELEPHONE 545-6965	BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT TITALS TO THE STATE OF THE STA	USE OF EXISTING BLDGS HOME CONTRACT	
(2) ADDRESS 758 7586 ASS	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE	covered DAX:0	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿	
ZONE RSF-4	Maximum coverage of lot by structures	
SETBACKS: Front 20 from property line (PL)	Parking Req'mt	
or from center of ROW, whichever is greater	Special Conditions	
Side 7 from PL Rear 30 from F	PL	
Maximum Height 32'		
	CENSUS (C) TRAFFIC \ \ ANNX#	
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	Date 6-34-95	
Department Approval Valda _ ou	Date 7 - 8 - 98	
Additional water and/or sewer tap fee(s) are required: YES NO W/O No		
Utility Accounting R. Paymond	Date 7 8 9 8	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pin	k: Building Department) (Goldenrod: Utility Accounting)	

718 IVANHUE WAY, GRAND JUNCTION, LOT 7, BLOCK 3, SUNSET TERRACE REPLAT, MESA COUNTY, COLORADO. First American Title #114861A . Velgard Acct. ACCEPTED XV ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY AND PROPERTY LINES. NEW 30. Conexed Patio 7161 ∞ ONESTORY FRAME SCALE: /"=30' NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN Unifirst Mortgage Kathy That This Maroy Ement Location Certificate was prepared for 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 THE IMPROVEMENT LINES OF THE OCCUPANT OF THE STATE OF THE ABOVE DESCRIBED EL ON THIS DATE 3/25/93 EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE DARIES OF THE PARCEL EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED. THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCERT AS NOTED. ennal I. • = FOUND PIN KENNETH L GLENN R.L.S. 12770 SURVEYIT MAILING 2004 NORTH 12 IN. PHONE : 303-245-3777 GRAND JUNCTION, CO. 01501 SURVEYED BY DATE SURVEYED BH. ヨーフ ケツィ DRAWN BY DATE DRAWN ANY FUND LT. 3-24-98 REVISION SCALE = 30

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