FEE\$	1000	
TCP \$		
SIF \$	_	:



BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2931/2 PINE	TAX SCHEDULE NO. <u>2945-252-02-005</u>			
SUBDIVISION Ferguson'S	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 327,5			
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) 1052			
(1) OWNER Bul & Brenda Muldowney (1) ADDRESS 2931/2 Pine	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION			
	NO. OF BLDGS ON PARCEL			
(1) TELEPHONE <u>241 79 28</u>	BEFORE: THIS CONSTRUCTION			
(2) APPLICANT SAME	USE OF EXISTING BLDGS Single Family			
(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE:			
(2) TELEPHONE	bed room/bothroom/family room addition			
REQUIRED: One plot plan, on 8 ½" 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 <u>457</u>				
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt			
Side from PL Rear from PL				
Maximum Height 321				
	census <u>/3</u> traffic <u>80</u> 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 Multiplication Date 12/24/98				
Department Approval Seuta Flast Illo Date 12-28-98				
Additional water and/or sewer tap fee(s) are required: YES NO W/O No				
Utility Accounting Date Date 12/28/98 .				
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)				
(White: Planning) Wellow: Customer) (Pi	nk: Building Department) (Goldenrod: Utility Accounting)			

IMPROVEMENT LOCATION CERTIFICATE

293 1/2 PINE STREET

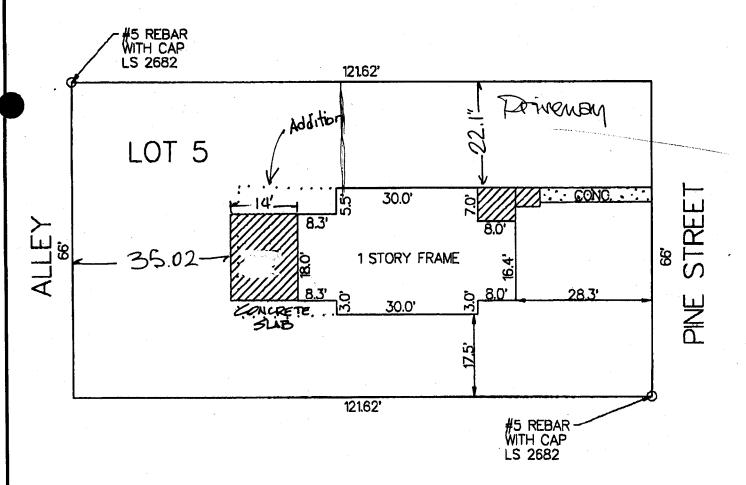
WESTERN COLORADO TITLE #98-02-005 MULDOWNEY ACCT.

LOT 5 IN BLOCK 1 OF FERGUSON'S SUBDIVISION, MESA COUNTY, COLORADO.

ACCEPTED SCA 12-8

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.





THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED OPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/24/98 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 FARCEL, EXCEPT AS