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BLDG PERMIT NO. 71968

48

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2330 N 1ST STREET TAX SCHEDULE NO. 2945-112-00-013

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 704 #

FILING BLK - LOT - SQ. FT. OF EXISTING BLDG(S) Home 2500 # App / STORAGE Bldg 360 #

(1) OWNER BRUCE / CARIE RAAUM NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2330 N 1ST STREET

(1) TELEPHONE 344-8699 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT JEFFREY J KELLEY USE OF EXISTING BLDGS RESIDENCE / STORAGE SHED

(2) ADDRESS 186 1/2 Glory View Dr. DESCRIPTION OF WORK AND INTENDED USE: ADDITION

(2) TELEPHONE 970-242-2968 REST BDRM / BATH (2) - MAX STORAGE UNIT TO END OF LOT

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 RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 35' from property line (PL) Parking Req'mt _____
 or 65' from center of ROW, whichever is greater

Side 3' (acc) from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____

Side 5' for house addition CENSUS 3' TRAFFIC 34 ANN# _____
Rear 25' " " "

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 7-29-99

Department Approval [Signature] Date 8-4-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Existing acct. 12927 - 8069

Utility Accounting [Signature] Date 8/4/99

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)

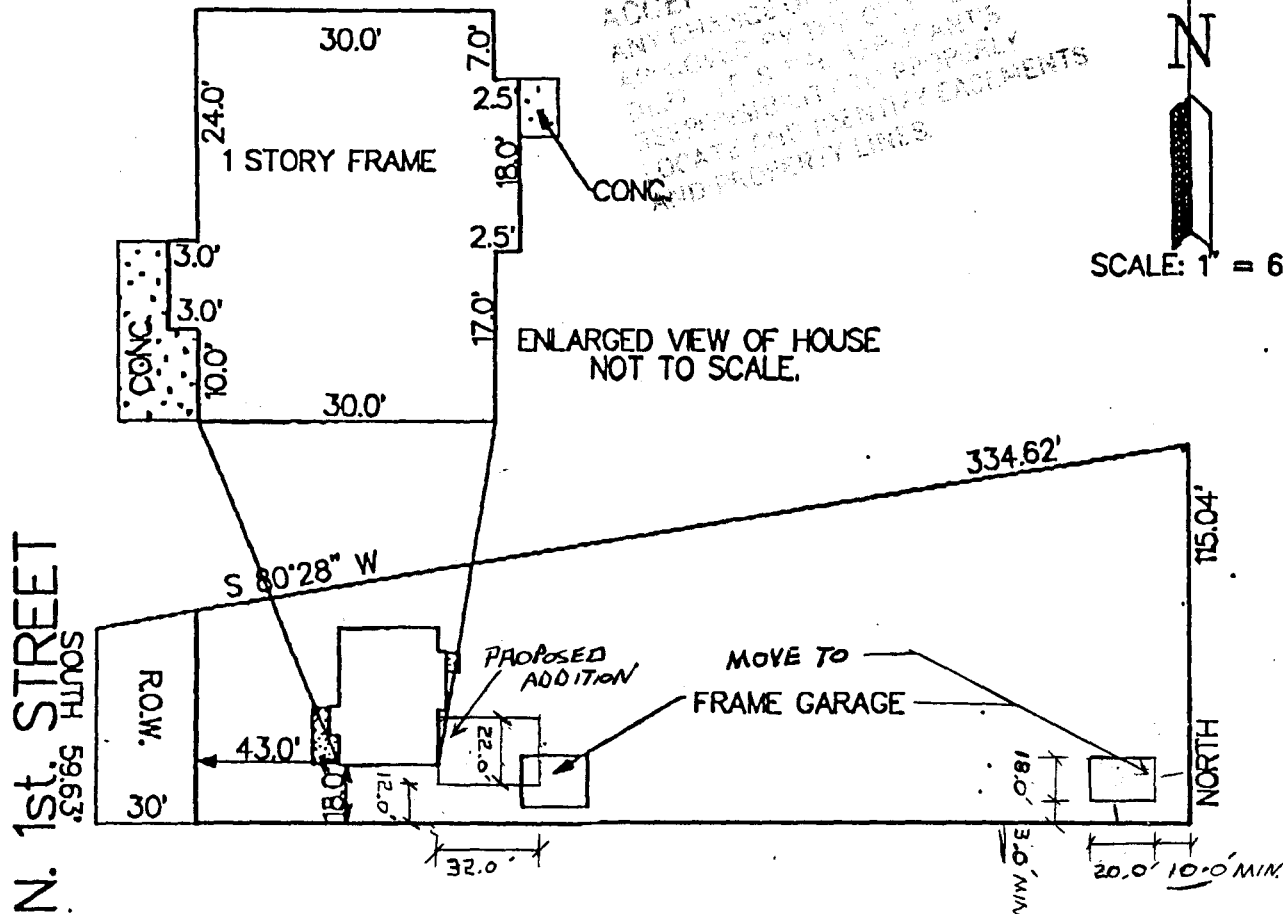
2330 N. 1st

MESA COUNTY, COLORADO

ACCEPTED *Glenn* 8/4/99
ANY CHANGE OF SURVEY DATA
MAY BE MADE BY THE COUNTY ENGINEER
OR BY THE PROPERTY OWNERS
PROVIDED THE PROPERLY
NOTED AND IDENTIFIED EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 60'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO, 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, 9/28/95 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 BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

⊙ = FOUND PIN

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



SURVEYIT



by **GLENN**

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

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY:	K.G.	DATE SURVEYED:	9/28/95
DRAWN BY:	S.S.	DATE DRAWN:	9/28/95
REVISION:		SCALE:	1" = 60'