

FEE \$	10.00
TCP \$	—
JIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73271



Your Bridge to a Better Community

BLDG ADDRESS 2995 1/2 Brookwood ct SQ. FT. OF PROPOSED BLDGS/ADDITION Car port

TAX SCHEDULE NO. 2943-051-52-024 SQ. FT. OF EXISTING BLDGS 1150 sqft

SUBDIVISION Brookwood TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 6 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER Edward S Mahon Before: 1 After: 1 this Construction

(1) ADDRESS 2995 1/2 Brookwood ct NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 363-0559 Before: 1 After: 2 this Construction

(2) APPLICANT _____ USE OF EXISTING BUILDINGS Residents

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE car port

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 PR 4.4 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or 50' from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO X

Side 10' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

Accessory Structure

CENSUS 11 TRAFFIC 45 ANN# _____

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 Edward S Mahon Date 12/17/99

Department Approval Y/Ishe (ragon) Date 12/17/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>12/17/99</u>

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

2995 1/2 BROOKWOOD COURT

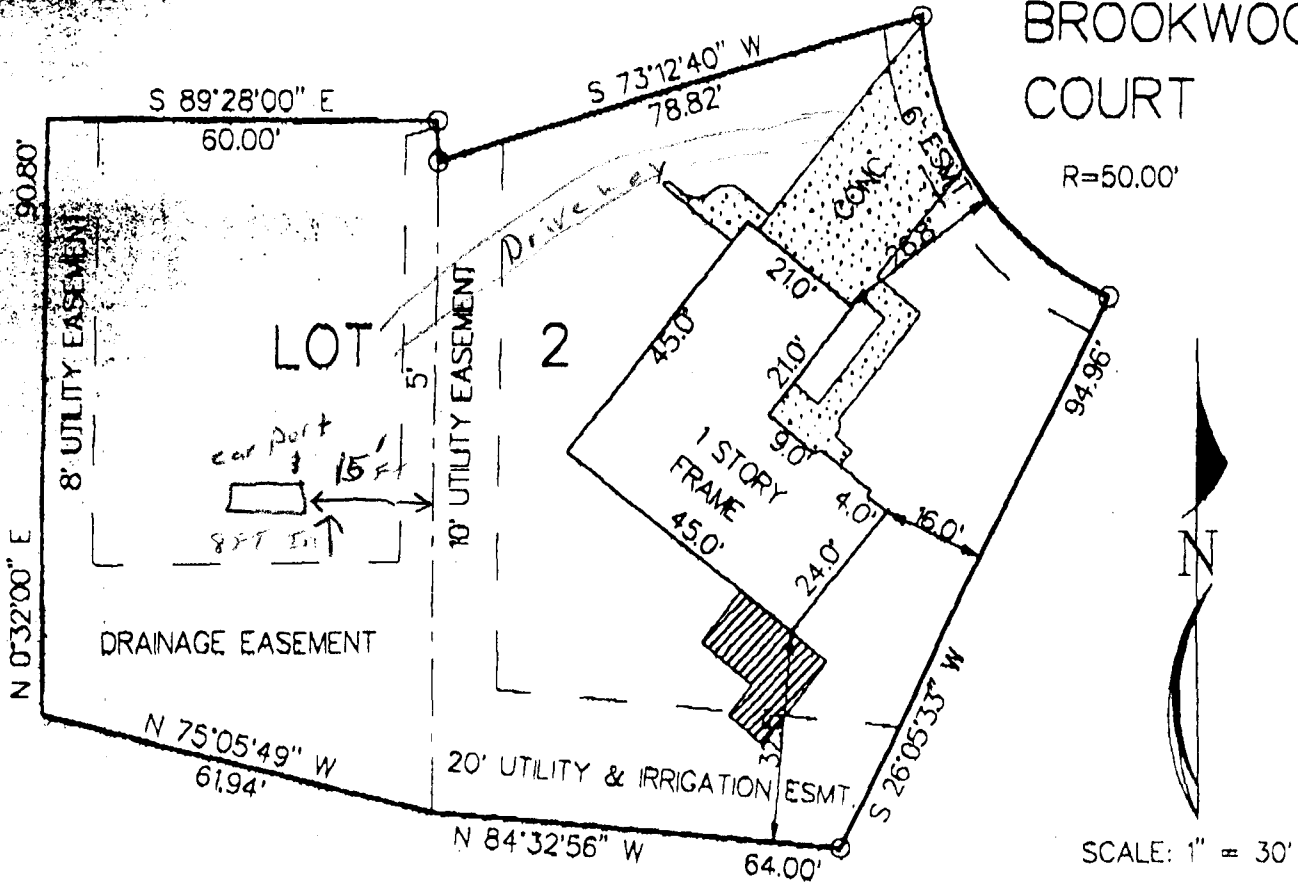
LOT 2 REPLAT OF LOTS 7, 8, & 9, BLOCK 6 OF BROOKWOOD SUBDIVISION,
MESA COUNTY, COLORADO.

12/17
Micki Dragon
ACCEPTED
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.

2995 1/2 brookwood ct

BROOKWOOD
COURT

R=50.00'



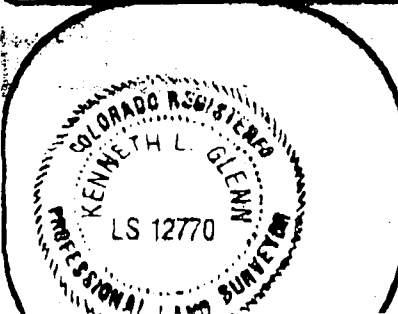
NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN

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, 9/5/97 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**

MAILING:
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81506

PHONE: 970-245-3777 FAX: 241-4847

SURVEYED BY: J.G.

DATE SURVEYED: 9/5/97

DRAWN BY: J.G.

DATE DRAWN: 9/5/97