FEE\$	10.00	
TCP\$	-0-	
1 SIF \$	6	

(White: Planning)

(Yellow: Customer)





G PERMIT NO.

(Goldenrod: Utility Accounting)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

SUBDIVISION O'NAN SQ. FT. OF EXISTING BLDG(S) SQ. FT. OF EXISTING BLDG(S) SQ. FT. OF EXISTING BLDG(S) 137 OWNER Karlene Lambath NO. OF DWELLING UNITS	ON 540
FILING BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 137 (1) OWNER Karlene Lambuth NO. OF DWELLING UNITS	_
(1) OWNER Karlene Lambath NO. OF DWELLING UNITS	5
1) OWNER Karlene Lambath NO. OF DWELLING UNITS	
BEFORE / AFTER / T	HIS CONSTRUCTION
(1) ADDRESS 664 Bundlong	
NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 T	HIS CONSTRUCTION
(2) APPLICANT "Matt Miller" USE OF EXISTING BLDGS Res.	
(2) ADDRESS 664 Budling DESCRIPTION OF WORK AND INTENDE	D USE:
(2) TELEPHONE 241-5097 Patio + Roof	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " x 11" paper, showing all existing & proposed structure location(s), property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way	
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT	IT STAFF 🖘
ZONE RSI4 Maximum coverage of lot by struct	ures 35%
SETBACKS: Front 45 from property line (PL) Parking Req'mt 2	
or from center of ROW, whichever is greater	
Side 7 from PL Rear 30 from PL	
Side 7 from PL Rear 30 from PL Maximum Height 32 Feet CENSUS 10 TRAFFIC 23	3ANNX#
Modifications to this Planning Clearance must be approved, in writing, by the Community Developm structure authorized by this application cannot be occupied until a final inspection has been complete Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building I hereby acknowledge that I have read this application and the information is correct; I agree to comply ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to compaction, which may include but not necessarily be limited to non-use of the building(s). Applicant Signature Date 7/9/49 Additional water and/or sewer tap fee(s) are required: YESNO	ed and a Certificate of g Code). with any and all codes, aply shall result in legal
Utility Accounting I dams Date 28-9	29
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & E	

(Pink: Building Department)

IMPROVEMENT LOCATION CERTIFICATE

664 Budlong Street

Lot 3, Block 3, FIRST ADDITION TO O'NAN SUBDIVISION, Mesa County, Colorado

SCALE: 1"= 20' PINS FOUND.

> It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

> > AN. The

o na kappelyek Toronyako lase**ments**

NOT. 44. E 119.25 ERSEMENT LERIGATION METAL SHED 30' t 10.0 0.0 STREET EASEMENT QUE STORY FRAME BUDLONG REIGATION NORTH Н 39 20.11 3 STORAGE ίη 1. [5. 89° 49°

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR First Mortgage Corporation , THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND HAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7-17-87 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.