

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 69666

open 225⁰⁰
\$ 735⁰⁰

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



BLDG ADDRESS 2662 Cambridge Rd TAX SCHEDULE NO. 2701-351-40-008
 SUBDIVISION Cambridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900^{sq}
 FILING BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Kent Baughman NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2581 F Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-1314 USE OF EXISTING BLDGS —
 (2) APPLICANT Self DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____ New Home
 (2) TELEPHONE _____

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 PR2.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions ACCO approval required
 Maximum Height _____ CENSUS 10 TRAFFIC 17 ANNEX# _____

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 Kent Baughman Date April 16, 1999
 Department Approval [Signature] Date 4-19-1999

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12120

Utility Accounting [Signature] Date 4/19/99

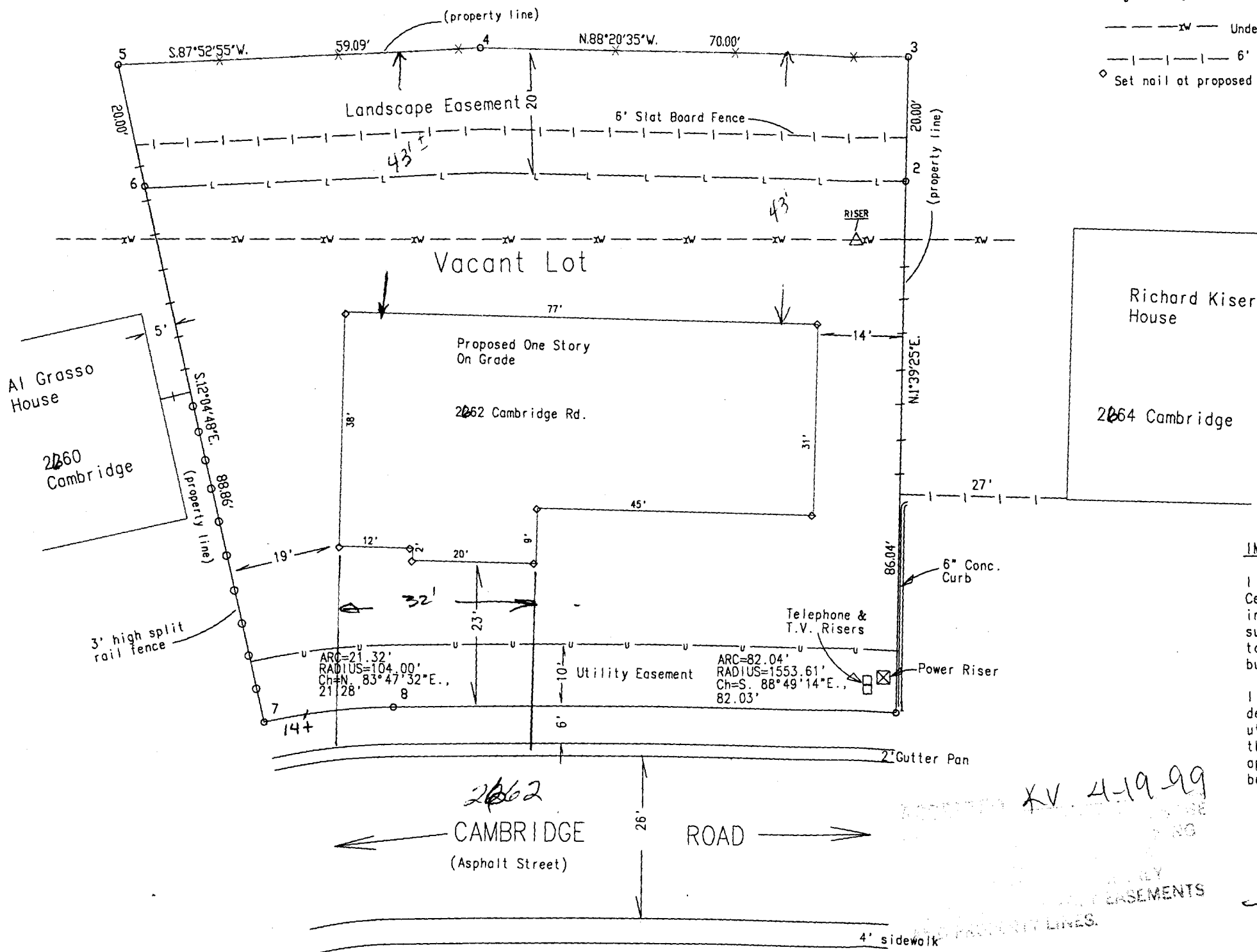
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1-70 LANES

E

- x-----x----- Landscape Easement
- v-----v----- Utility Easement
- w-----w----- Underground Irrigation Water
- |-----|----- 6' Board-Slat Fence
- ◇ Set nail at proposed house corner



LEGAL DESCRIPTION

Lot 8 in Block 1 of
CAMBRIDGE SUBDIVISION,
Sec. 35, T.1 N., R.1 W
UTE MERIDIAN, MESA COU
COLORADO.
SEE BK. 2411 PG. 812

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for Phillip Kent Baughman, L in Block 1 of Cambridge Subdivision, that it is not a survey plat or improvement survey plat, and that it is to be relied upon for the establishment of fences, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, February 4, 1999, except utility connections, are entirely within the boundaries of the parcel, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

XV 4-19-99

By: *Tom H. Moore*
Seal date: Feb. 12, 1999

