

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>526 Casa Grande Ct</u>	TAX SCHEDULE NO. <u>2945-083-13-006</u>
SUBDIVISION <u>Usta Villa</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1200</u>
FILING BLK <u>4</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Michael P. Jaccoss</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>2</u> ^{med} THIS CONSTRUCTION
(1) ADDRESS <u>526 Casa Grande Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-2862</u>	USE OF EXISTING BLDGS <u>GARAGE</u> ^{MRJ}
(2) APPLICANT <u>Michael R Jaccoss</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>↓</u>
(2) ADDRESS <u>526 Casa Grande Ct</u>	
(2) TELEPHONE <u>243-2862</u>	

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 <u>PR 3.5 (R.2)</u>	Maximum coverage of lot by structures <u>0</u>
SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>-</u>
Side <u>5'</u> from PL Rear <u>5'</u> from PL	Special Conditions <u>-</u>
Maximum Height _____	CENSUS <u>1401</u> TRAFFIC <u>91</u> 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 <u>Michael P. Jaccoss</u>	Date <u>7-28-99</u>
Department Approval <u>Bill N. M.</u>	Date <u>7-28-99</u>

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

Utility Accounting <u>K. Duncan</u>	Date _____
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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

526 CASA GRANDE COURT

FIRST AMERICAN TITLE #124328
WATSON ACCT.

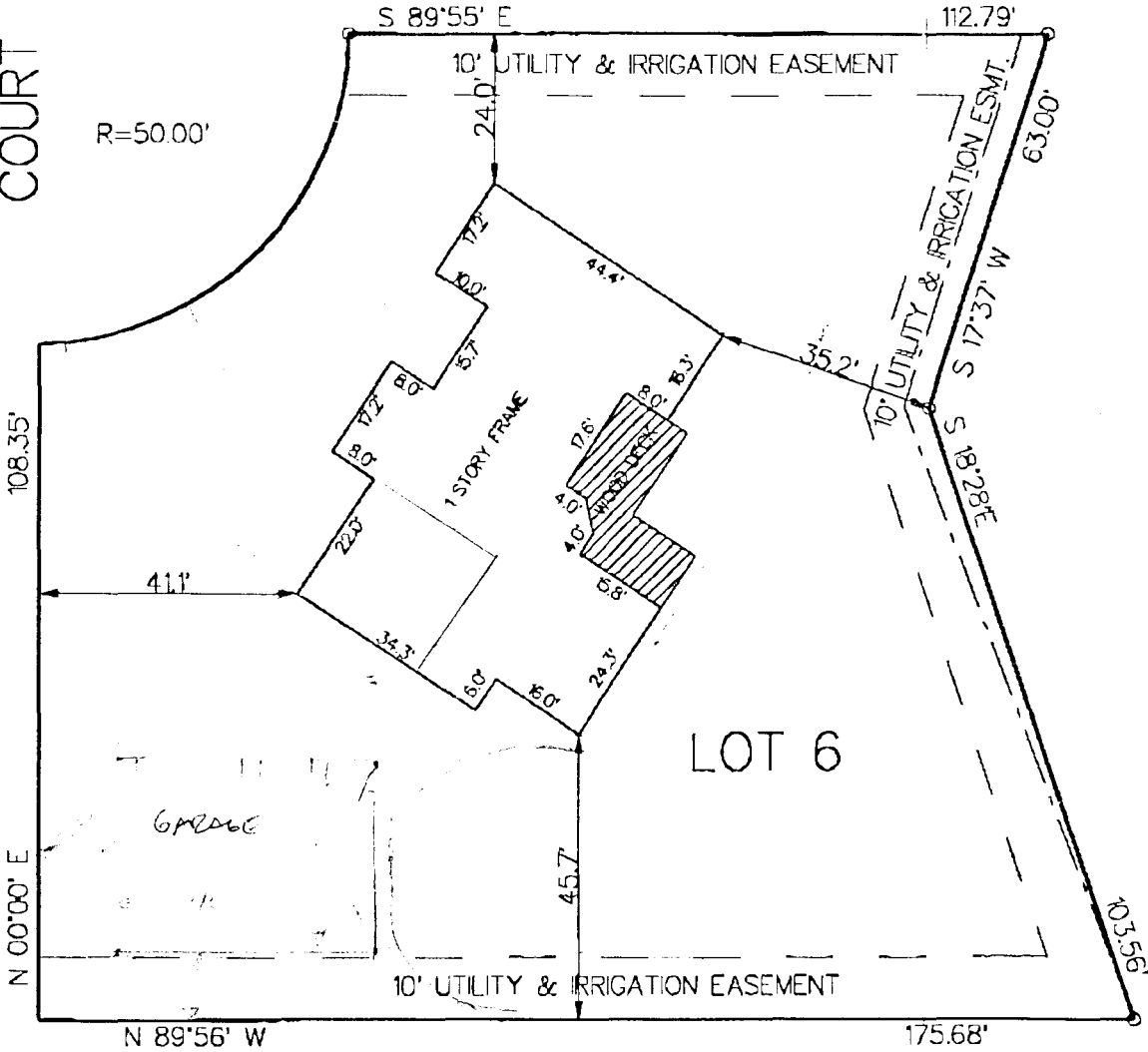
LOT 6 IN BLOCK 4 OF VISTA VILLA SUBDIVISION,
MESA COUNTY, COLORADO.

7.28.99
Bill Nehl



SCALE: 1" = 30'

CASA GRANDE
COURT



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GRAND VALLEY NATIONAL BANK, 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, 8/28/95 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.