

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 68480

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(4)

BLDG ADDRESS 2692 Catalina Dr TAX SCHEDULE NO. 2701-264-19-002

SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 588 660

FILING BLK 20 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2385 (includes existing Garage 430)

(1) OWNER Canson & Wexley Park NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2692 Catalina Dr NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Cooper Builders Inc USE OF EXISTING BLDGS Primary Residence

(2) ADDRESS 3024 D/2 Rd DESCRIPTION OF WORK AND INTENDED USE: Play Room and extra Garage

(2) TELEPHONE 245-2436

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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —

Side 7' from PL Rear 30' from PL Special Conditions —

Maximum Height — CENSUS 16 TRAFFIC 21 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 Michael A. Cope Date 1-27-99

Department Approval [Signature] Date 1-27-99

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

Utility Accounting K Duncan Date 1/27/99

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)

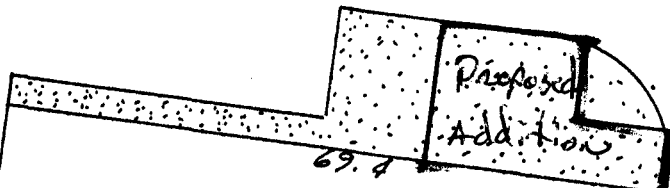
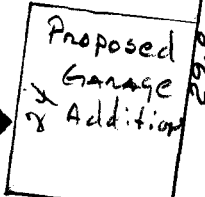
S89°17'33"E 120.87

20' Utility and Drainage Easement

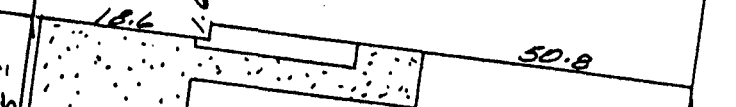
ACCEPTED *XV 1 27-99*
ANY CHANGE OF SETBACKS SHALL BE
THE RESPONSIBILITY OF THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



N07°34'57"E 116.91



Single story
Frame and
Stone House



6' Utility Easement
N07°34'57"E 110.18
Lanai Drive (60')

S82°25'03"E 100.00
Catalina Drive (50')

$\Delta = 90^{\circ}00'00''$
 $R = 20.00$
 $Ch = 28.28$
S52°34'57"W



Scale 1" = 20'

— = Fence

• Found Pin and Cap N.H.R.Q. 2682

Note: This property does not fall within the 100 year flood plain of the Colorado River.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 2692 Catalina Drive, Lot 1, Block 20, Replat of Lot 10 Block 8; Lot 18 Block 6 and Bahamas Way of PARADISE HILLS FILING NO. THREE and Lots 11,12,16, 17,18 Block 15, Lot 1 Block 20; Lot 1 Block 19; Lots 1,2 Block 18; Lots 1,2 Block 17; Lot 1 Block 16, Lots 1,9 Block 13; Lots 1,21 Block 12; Lot 1 Block 10 and 27 Road of PARADISE HILLS FILING FOUR, Mesa County, Colorado.

I hereby certify that this improvement location certificate was prepared for *Great American Mortgage* 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 fences, buildings, or other future improvements.

I further certify that the improvements on the above described parcel on this date, **June 18, 1988**, 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