

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO.	under 130 #
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>4613 Chamala Ln</u>	TAX SCHEDULE NO. <u>2945-031-39-001</u>
SUBDIVISION <u>Valley Meadows East</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>10' x 12'</u>
FILING BLK <u>1</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) <u>1423</u>
(1) OWNER <u>Stanley A Scott</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>4613 Chamala Ln</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-5205</u>	USE OF EXISTING BLDGS <u>home</u>
(2) APPLICANT _____	DESCRIPTION OF WORK AND INTENDED USE: <u>a storage</u>
(2) ADDRESS <u>same as above</u>	<u>shed for garden equipment</u>
(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 <u>RH-2.93</u>	Maximum coverage of lot by structures <u>_____</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>_____</u>
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions <u>_____</u>
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 <u>Stan Scott</u>	Date <u>5-28-99</u>
Department Approval <u>X. Valdez per (MP)</u>	Date <u>5-28-99</u>

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

Utility Accounting _____ Date _____

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

663 CHAMA LANE

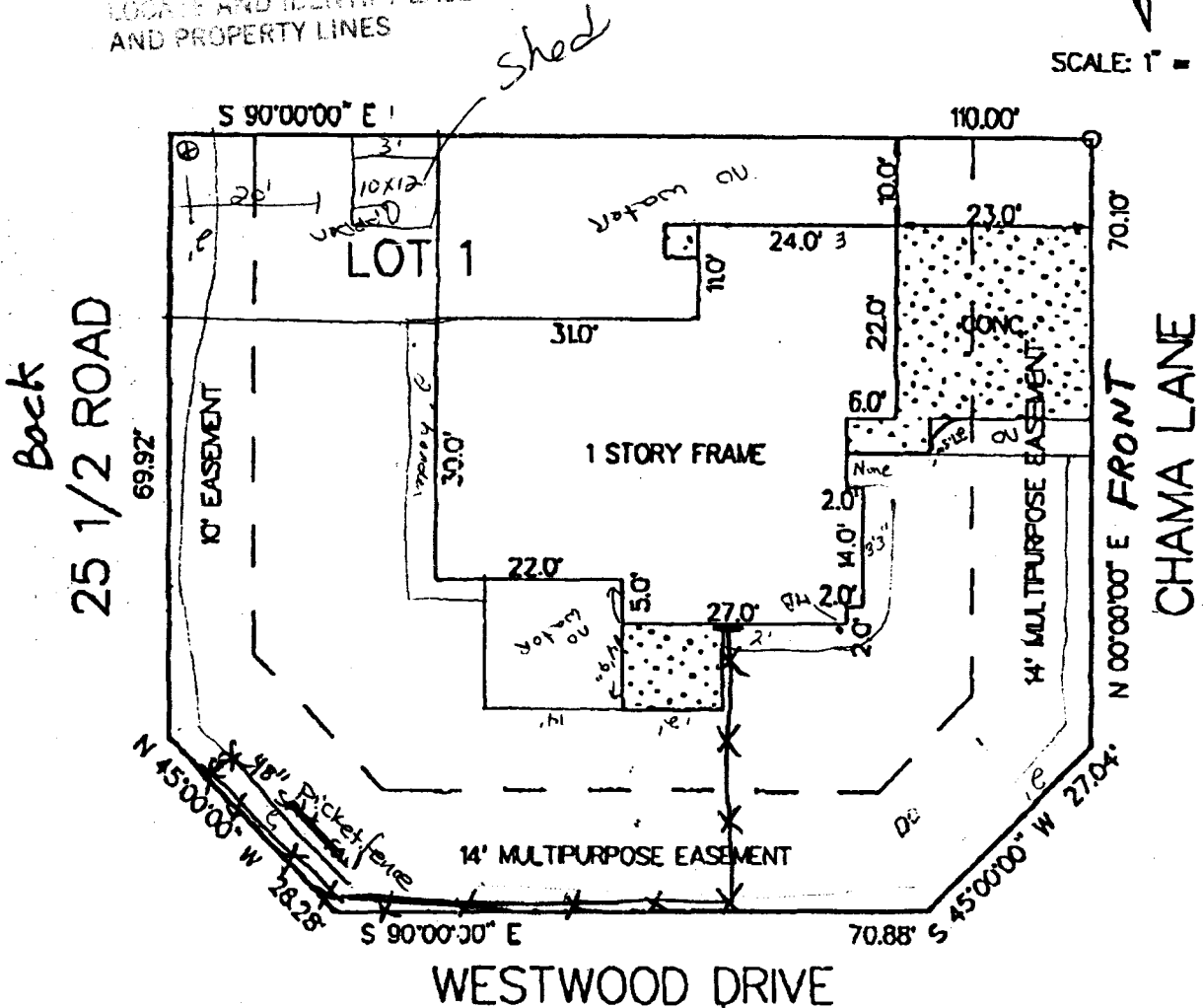
MERIDIAN LAND TITLE #24889
SCOTT ACCT.

LOT 1 IN BLOCK 1 OF FILING 1 OF VALLEY MEADOWS EAST SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *XV 5-28-99 per MP*
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



SCALE: 1" = 20'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE,
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED 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, 5/2/97 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