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BLDG PERMIT NO. 71299

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

EX

BLDG ADDRESS 43 Country Club Park TAX SCHEDULE NO. 2945-211-00-007  
 SUBDIVISION Country Club Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 768  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 2098  
 (1) OWNER Obie J + Viole M ATKINSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS Same  
 (1) TELEPHONE 970-245-0381 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Obie J ATKINSON USE OF EXISTING BLDGS Home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Garage

**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-2 Maximum coverage of lot by structures 25%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 31' from PL Rear 34' from PL  
 Maximum Height 32' CENSUS 401 TRAFFIC 410 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 Obie J. Atkinson Date 7-6-99  
 Department Approval X. Valdez Date 7-6-99

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

Utility Accounting \_\_\_\_\_ Date 7/6/99

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)

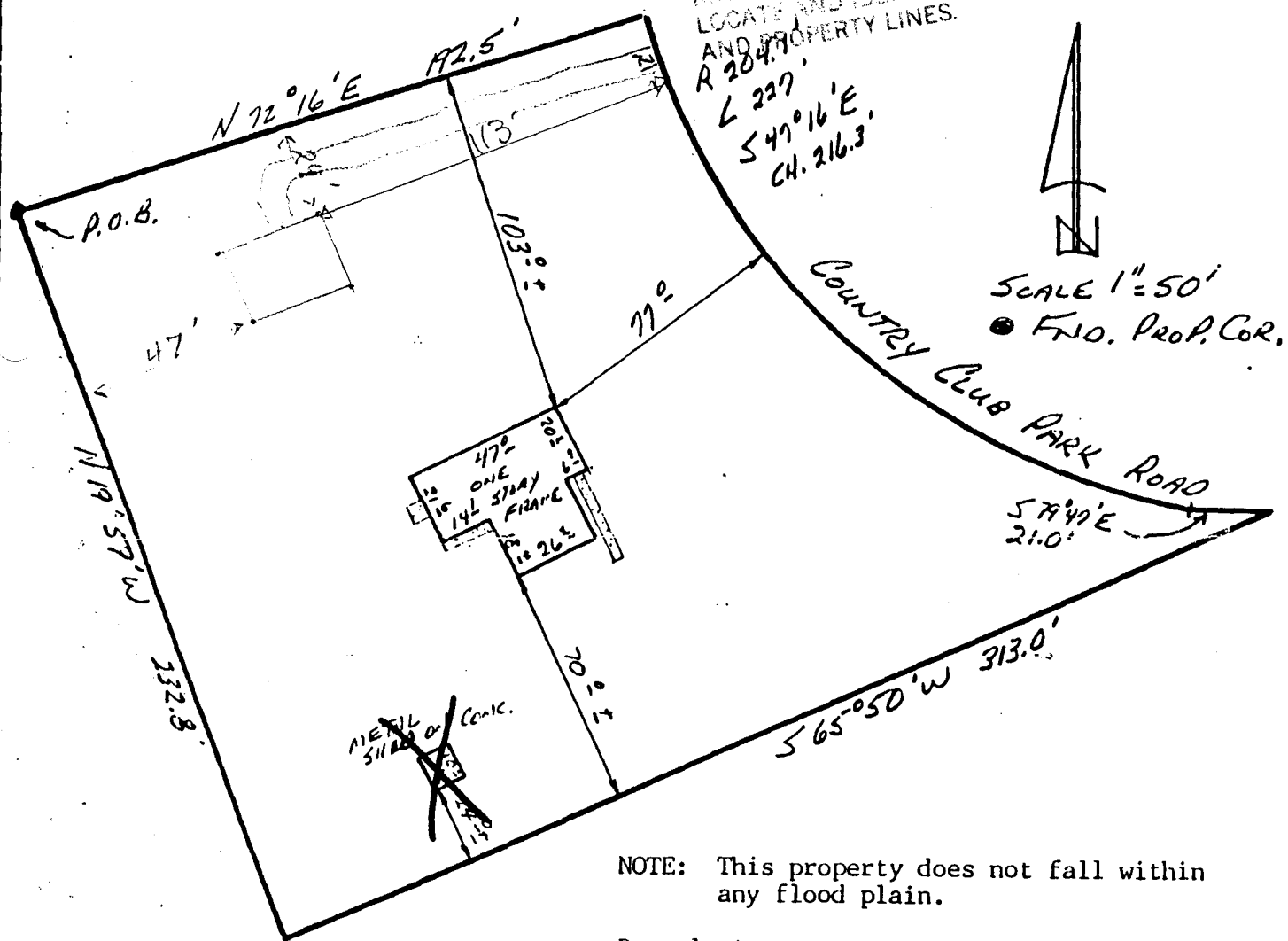
**IMPROVEMENT LOCATION CERTIFICATE**

413 Country Club Park Road

Beginning at a point 234 feet East of the Southwest Corner of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 21, Township 1 South, Range 1 West of the Ute Meridian, thence North 72°16' East 192.5 feet to a point, thence around a curve to the left, with a radius of 204.1 feet for a distance of 227 feet, the chord of said curve bears South 47°16' East 216.3 feet, thence South 79°47' East 21 feet, thence South 65°50' West 313 feet, thence North 19°59' West 232.8 feet to the Point of Beginning,

EXCEPT tract conveyed to Mesa County by instrument recorded March 20, 1968 in Book 920 at Page 673, Mesa County, Colorado.

ACCEPTED *KV 7-16-99*  
 ANY CHANGE OF EASEMENTS MUST BE APPROVED BY THE DEPARTMENT OF LAND. IT IS THE PROPERTY'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE: This property does not fall within any flood plain.

Denerly Acct.

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 RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 7/15/88 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.