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BLDG PERMIT NO. 63697

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

(Handwritten initials)

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 226 MCFARLAND CT TAX SCHEDULE NO. 2945-112-23-005
2945 112 23 005

SUBDIVISION MCFARLAND ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 214
1ST ADDITION

FILING — BLK — LOT 5 SQ. FT. OF EXISTING BLDG(S) 1711±

(1) OWNER CHARLES (DICK) JOY NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 226 MCFARLAND CT

(1) TELEPHONE 970-241-0357 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CUI-CONST. UNLTD. USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 333 WILLOW BEND RD DESCRIPTION OF WORK AND INTENDED USE: ENCLOSE
WHITEWATER EXISTING COVERED PATIO FOR
COMPUTER ROOM.

(2) TELEPHONE 970-242-8233

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

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

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS TRACT 4 TRAFFIC ZONE 25

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Bob Williams Date 13 APRIL 99

Department Approval Ronnie Edwards Date 4/13/99

ditional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12715-805 R TR 89355

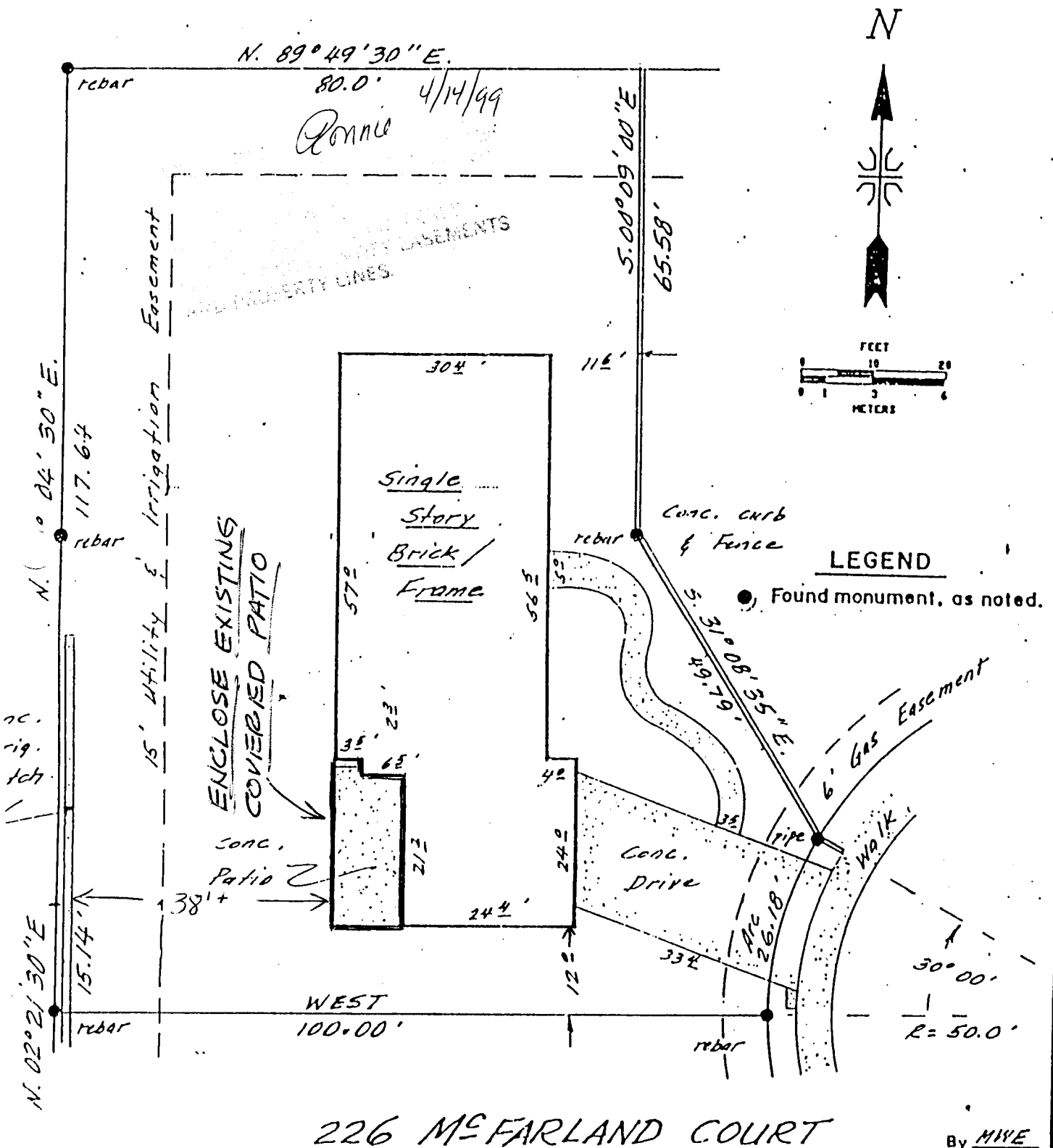
Utility Accounting Chadman Date 4-14-99

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

LOT 5 - McFARLAND ESTATES, 1st ADDITION



SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are