

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69482

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

BLDG ADDRESS 275 Mt UwSt TAX SCHEDULE NO. 2945-251-01-019
 SUBDIVISION Freemans SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1236~~ 648 #
 FILING BLK _____ LOT 13 SQ. FT. OF EXISTING BLDG(S) 1780
 (1) OWNER Lawrence DeeAnn Hayes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 275 Mt UwSt
 (1) TELEPHONE 970-245-7357 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS of
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-7357 family rm addn

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 15' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32' CENSUS 13 TRAFFIC 84 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 DeeAnn Hayes Date 4-5-99
 Department Approval X Valdez Date 4-5-99

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

Utility Accounting J Adams Date 4-5-99

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

275 MOUNTAIN VIEW

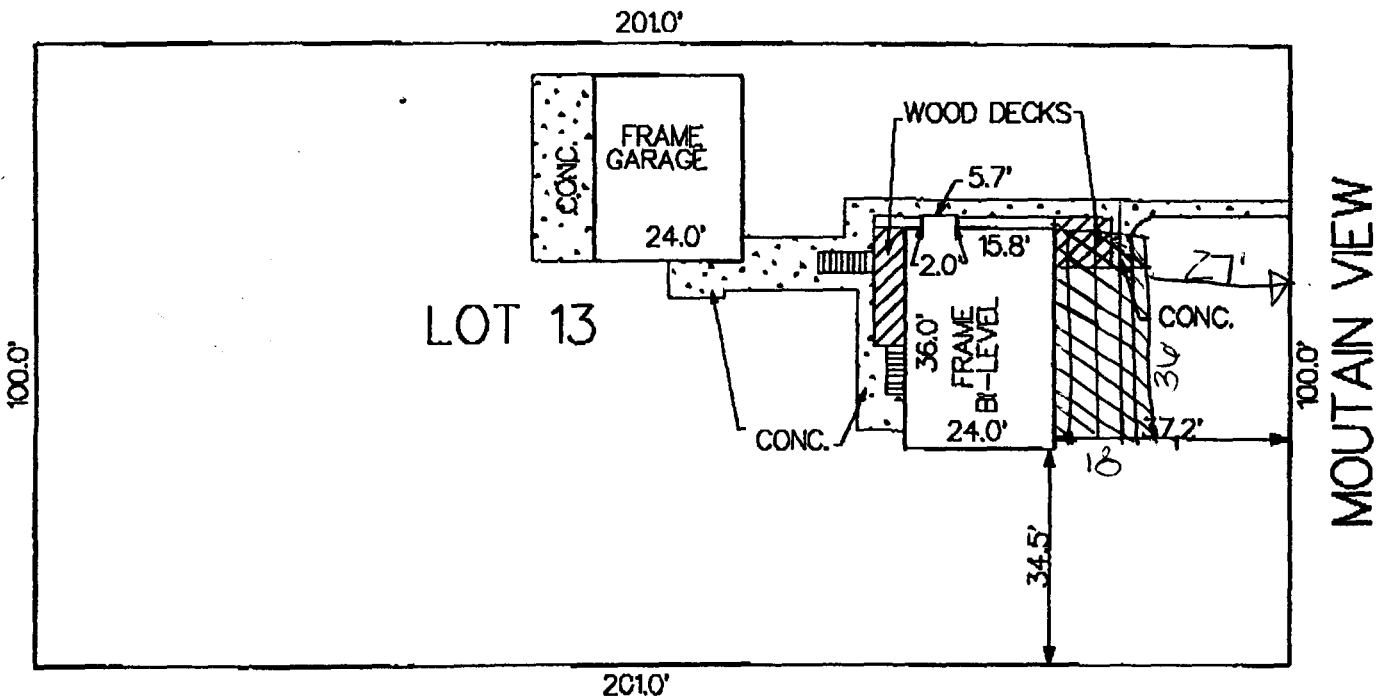
MERIDIAN LAND TITLE #14929
HAYES ACCT.
LOT 13, IN FREEMANS SUBDIVISION, MESA COUNTY, COLORADO.

NOTE: A LAND SURVEY IS RECOMMENDED
TO MORE ACCURATELY DETERMINE
BUILDING SETBACKS.

ACCEPTED *XV 4-5-99*
ANY CHANGE OF TRACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. PARTICIPANTS
MAY BE HELD RESPONSIBLE FOR
LOCATING AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 30'



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 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, 2/7/94 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

Kenneth DeLenn