

| | |
|--------|------|
| FEE \$ | 10.5 |
| TCP \$ | — |
| SIF \$ | — |



new house - 68749

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

68-014

BLDG ADDRESS 642 Shadowood CT TAX SCHEDULE NO. 2045.034. ~~51001~~

SUBDIVISION FALL JAWY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x16

FILING ^V BLK 3 LOT 6 BLK 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER JACK & MARY McKELEY NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 242-2768 USE OF EXISTING BLDGS shed / storage

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS ↓ _____

(2) TELEPHONE ↓ Storage shed same constructed as before

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 PH-2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 3' from PL Rear 10 from PL Special Conditions setbacks for accessory structure

Maximum Height _____ CENSUS 10 TRAFFIC 19 ANNEX# _____

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 Jack W. McKeley Date 6-1-99

Department Approval K. Valdez Date 6-1-99

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

Utility Accounting Robin Overholt Date 6-15-99

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

642 SHADOWOOD COURT

ABSTRACT TITLE #901821C
MCKELVY ACCT.

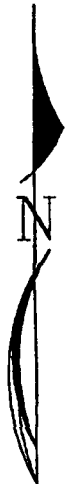
LOT 6 IN BLOCK 3 OF FALL VALLEY SUBDIVISION FILING NO. THREE,

MESA COUNTY, COLORADO.

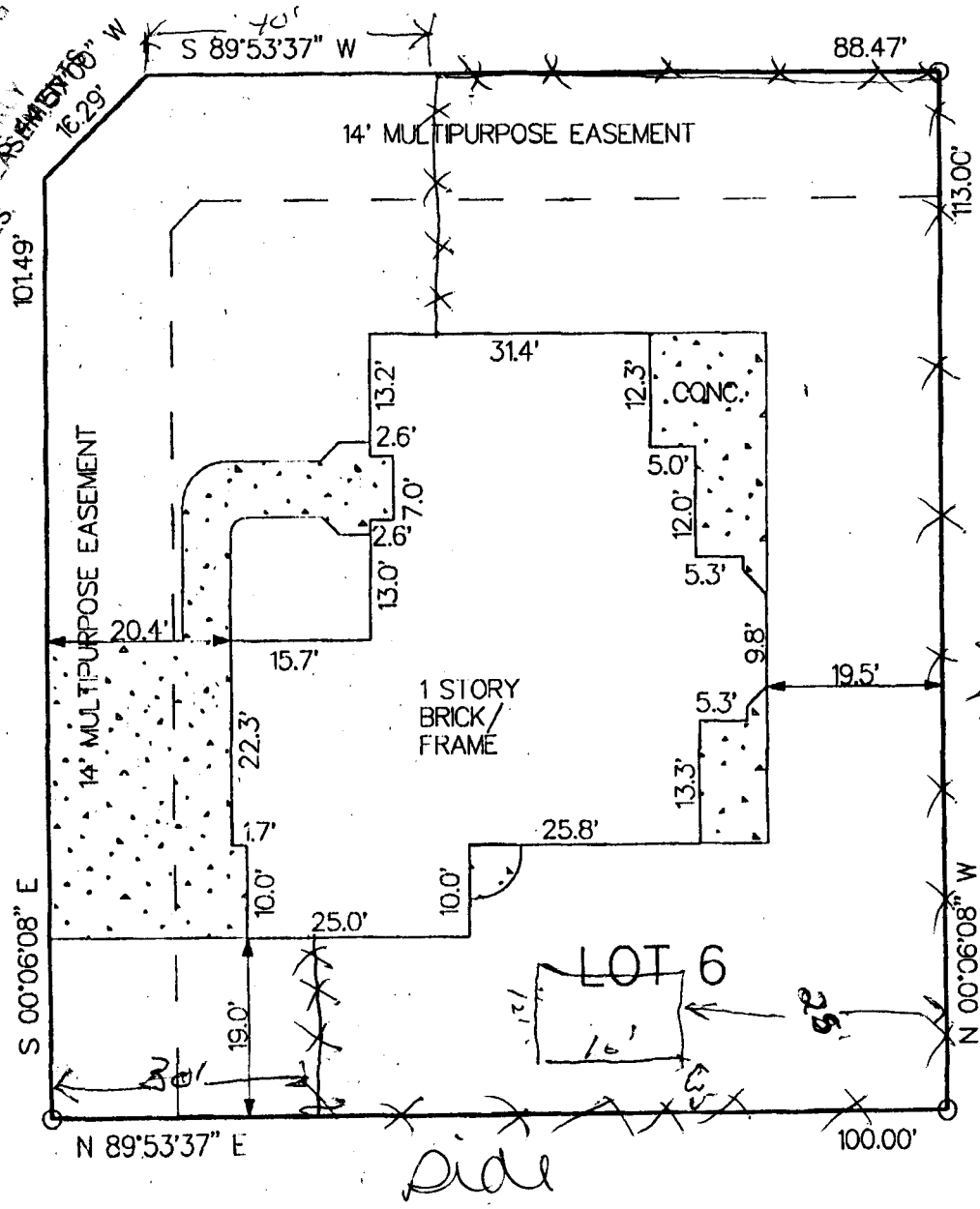
FOREST HILLS AVENUE

ACCEPTED
L-1-99
PROPERTY EASEMENTS
AND PROPERTY LINES

SHADOWOOD COURT



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 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, 4/21/99 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
 SHOWN HEREON. ALL ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS