

FEE \$	10.00
TCP \$	—
SIF \$	—



not yet
BLDG PERMIT NO. 70692

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

(94)

BLDG ADDRESS <u>670 UINIAH COURT</u>	TAX SCHEDULE NO. <u>2945 032, 25,002</u>
SUBDIVISION <u>VALLEY MEADOWS</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>192 ft²</u>
FILING BLK <u>2</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>160 ft²</u>
(1) OWNER <u>STEVE FJESETH (FJESETH)</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>670 UINIAH COURT</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-302</u>	USE OF EXISTING BLDGS <u>Primary Residence</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>ENCLOSE</u>
(2) ADDRESS <u>Same</u>	<u>EXISTING COVARD PATIO</u>
(2) TELEPHONE <u>Same</u>	

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>PR-2.8</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>—</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> ANN# <u>—</u>

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>[Signature]</u>	Date <u>4/8/99</u>
Department Approval <u>[Signature]</u>	Date <u>4-8-99</u>

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

Utility Accounting <u>[Signature]</u>	Date <u>4/8/99</u>
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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

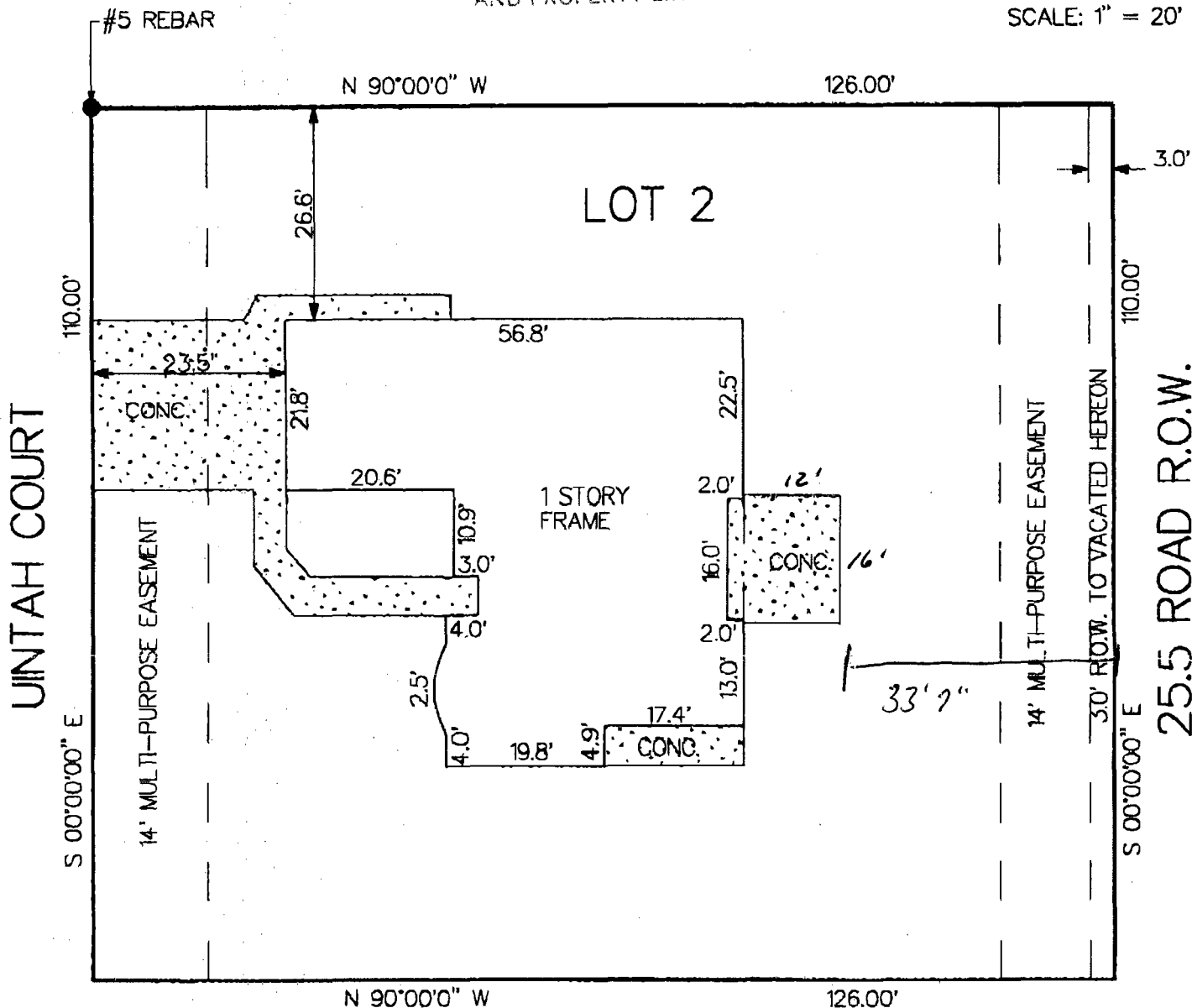
670 UTAH COURT

ABSTRACT AND TITLE
FJESETH ACCOUNT
LOT 2 IN BLOCK 2 OF
VALLEY MEADOWS SUBDIVISION,
MESA COUNTY, COLORADO.

ACCEPTED *KV 4-8-99*
I HEREBY CERTIFY THAT THE
IMPROVEMENTS SHOWN ON THIS
CERTIFICATE ARE ENTIRELY
WITHIN THE BOUNDARIES OF THE
PARCEL AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 20'



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

BANKERS MORTGAGE

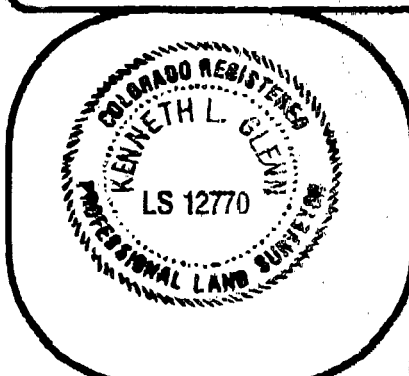
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR _____

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, 3/12/99 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 L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT		MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506	
PHONE: 970-243-3777	FAX: 241-4847	by GLENN	
SURVEYED BY: K.G.	DATE SURVEYED: 3/12/99		
DRAWN BY: H.K.	DATE DRAWN: 3/12/99		
REVISION:	SCALE: 1" = 20'		