

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |

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

BLDG PERMIT NO. 75005



Your Bridge to a Better Community

BLDG ADDRESS 731 1/2 24 3/4 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 96 sq ft
 TAX SCHEDULE NO. 2701-334-26-009 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 96 sq. ft.
 FILING 4 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER William M. Coats NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS Same USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-257-1641 DESCRIPTION OF WORK & INTENDED USE Shed
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PR 3.8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 3' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions _____
 CENSUS 9 TRAFFIC 4 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 William M. Coats Date 28 APR 00
 Department Approval Nishi Inagon Date 4/28/00

| | | | |
|--|----------------------|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
| Utility Accounting | <u>Debi Overholt</u> | | Date <u>4/28/00</u> |

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)

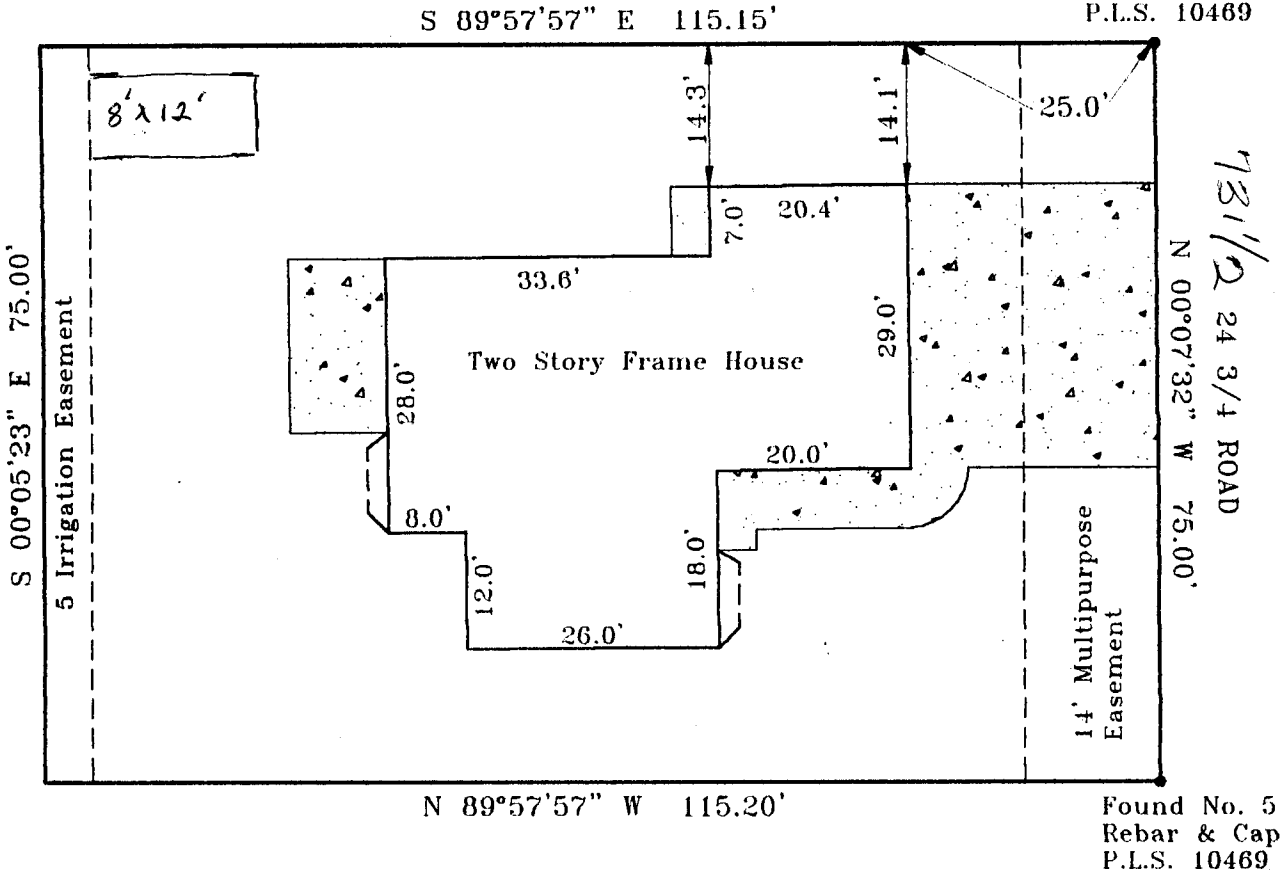
Copy

ACCEPTED *Alister 4/28/00*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



Scale 1"=20'

Found No. 5
Rebar & Cap
P.L.S. 10469



Found No. 5
Rebar & Cap
P.L.S. 10469

Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 1, in Block 2 of NORTH VALLEY SUBDIVISION FILING NO. FOUR, according to the official plat thereof recorded in Plat Book No. 16 at Page 188, Official Records of Mesa County, Colorado. Legal Description and Easements of Record provided by American Land Title Co. Case No. ALTC-14301.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Countrywide Home Loans, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/10/00, 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 of 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.



Cecil D. Caster 1-10-00
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943

| | |
|---------------------|----------------------------|
| | Monument Surveying Co. |
| | 741 Road Ave. |
| | Grand Junction, CO 81501 |
| | 245-4189 LC 00-7 1/10/00 |
| Coats property | |
| 731 1/2 24 3/4 Road | |