

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 76385



OK

Your Bridge to a Better Community

11688-7249

BLDG ADDRESS 2015 N. 5TH SQ. FT. OF PROPOSED BLDGS/ADDITION NO CHANGE

TAX SCHEDULE NO. 2945-112-08-015 SQ. FT. OF EXISTING BLDGS 1900 (APPROX.)

SUBDIVISION BOOKCLIFF PARK TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 4 LOT 15

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

(1) OWNER DAVID M. VERBLE

NO. OF BUILDINGS ON PARCEL

Before: 2 After: 2 this Construction

(1) ADDRESS 2015 N. 5TH

USE OF EXISTING BUILDINGS SINGLE FAMILY HOME

(1) TELEPHONE 242-4264

DESCRIPTION OF WORK & INTENDED USE SAME

(2) APPLICANT DAVID M. VERBLE

TYPE OF HOME PROPOSED:

(2) ADDRESS 2015 N. 5TH

Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 242-4264

_____ Manufactured Home (HUD)

_____ Other (please specify) CHANGE PITCH OF ROOF

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 RMF-5

Maximum coverage of lot by structures 35%

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

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 25' from PL

Parking Req'mt _____

Maximum Height 32'

Special Conditions _____

CENSUS 4 TRAFFIC 10 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 David M. Verble

Date 7/27/00

Department Approval _____

Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>roof pitch change</u>
Utility Accounting	<u>Patricia Vanover</u>		Date <u>7-27-00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

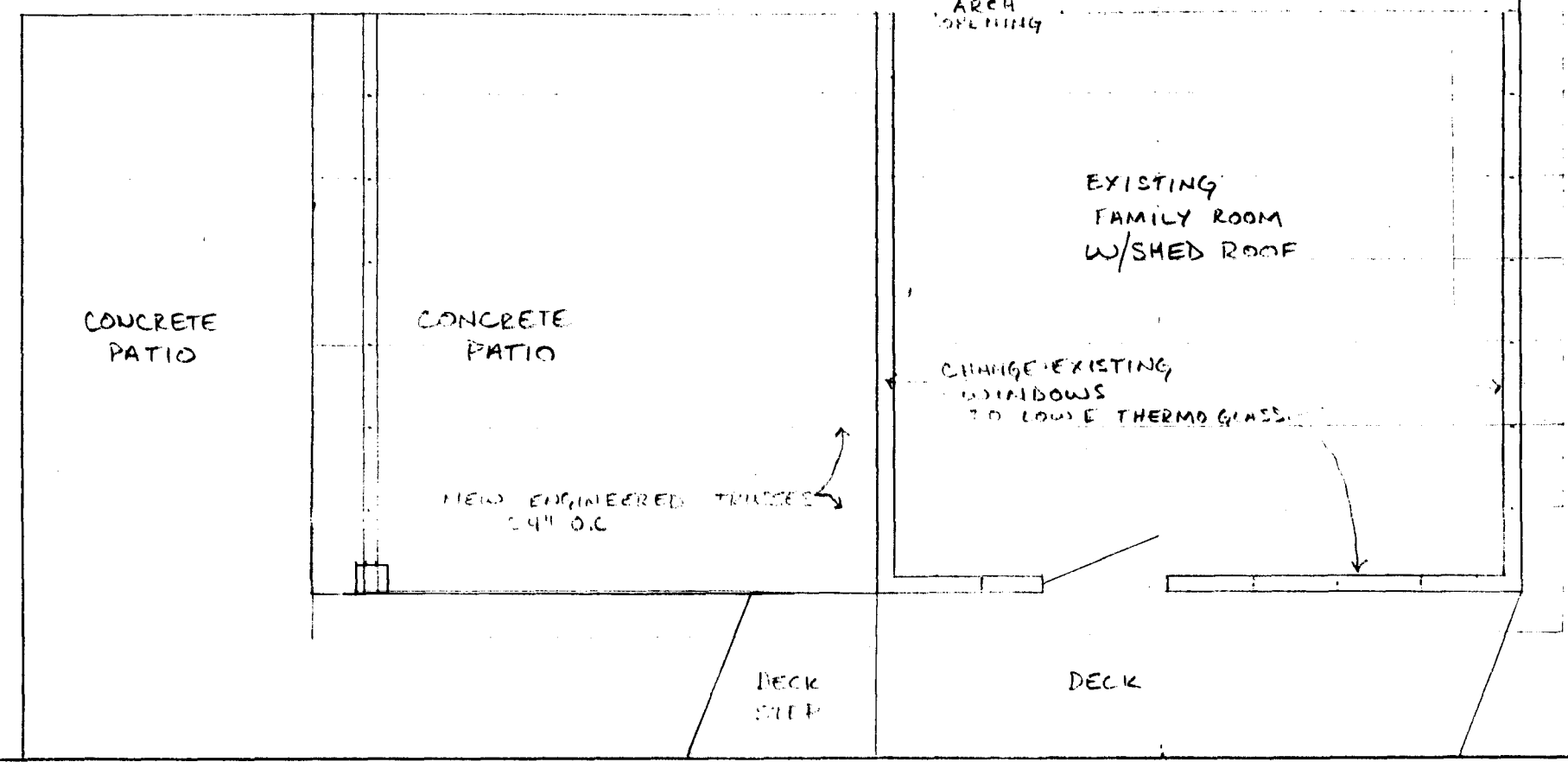
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

COMET

3-0235 --- 50 SHEETS --- 5 SQUARES
3-0236 --- 100 SHEETS --- 5 SQUARES
3-0237 --- 200 SHEETS --- 5 SQUARES
3-0137 --- 200 SHEETS --- FILLER

ACCEPTED *Ashley Chagon* 7/27
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.

EXISTING HOUSE



SCALE: 1/4" = 1'

2015 N. 5TH

IMPROVEMENT LOCATION CERTIFICATE

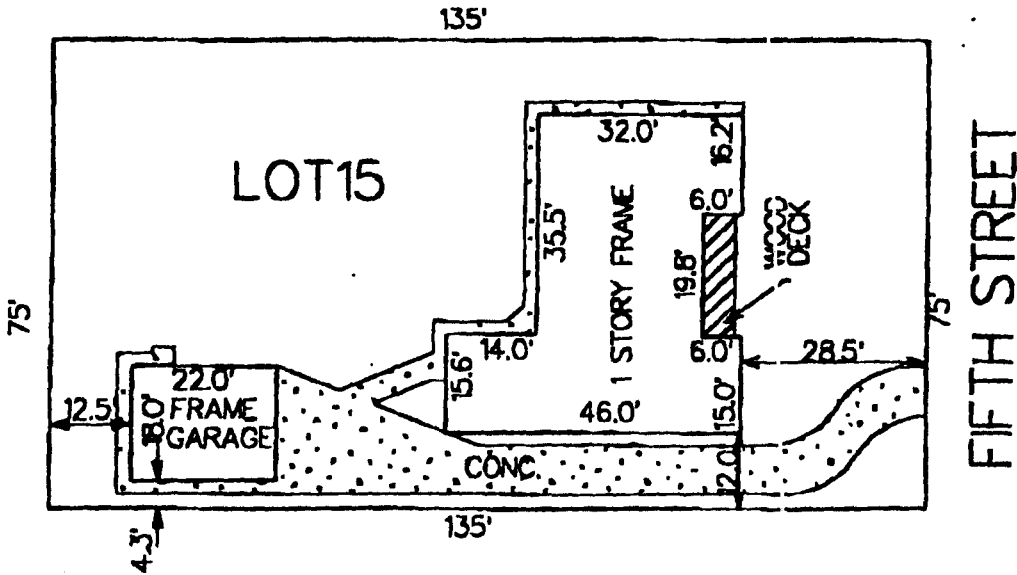
2015 NORTH 5TH STREET

FIRST AMERICAN TITLE #14706
 VERBLE ACCT.
 LOT 15, N BLOCK 4, OF BOOKCLIFF PARK SUBDIVISION, MESA COUNTY, COLORADO.

ACCEPTED *Nisha Aragon 7/27/00*
 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" = 30'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST AMERICAN TITLE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED 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, 12/15/95 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



by **GLENN**

MALING:
 2004 NORTH 12th
 SUITE 17
 GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY: K.G.	DATE SURVEYED: 12/15/95
DRAWN BY: S.S.	DATE DRAWN: 12/15/95
REVISION:	SCALE: 1" = 30'