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| FEE \$ | 10 |
| TCP \$ | - |
| SIF \$ | - |

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

BLDG PERMIT NO. 75046



Your Bridge to a Better Community

BLDG ADDRESS 2926 Bookcliff Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 12x24 = 288
TAX SCHEDULE NO. 2943-082-32-008 SQ. FT. OF EXISTING BLDGS 1,504
SUBDIVISION New Beginnings TOTAL SQ. FT. OF EXISTING & PROPOSED 1,792
FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Eugene/Geraldine Newman NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction
(1) ADDRESS 2926 Bookcliff Ct. USE OF EXISTING BUILDINGS None
Grand Junction, CO 81504
(1) TELEPHONE 970/ 242-0685 DESCRIPTION OF WORK & INTENDED USE open carport
(2) APPLICANT Same TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ Other (please specify) TB

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 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 5' from PL Parking Reqmt Same
Maximum Height accessory bldg Special Conditions rear yard only
CENSUS _____ TRAFFIC _____ 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).

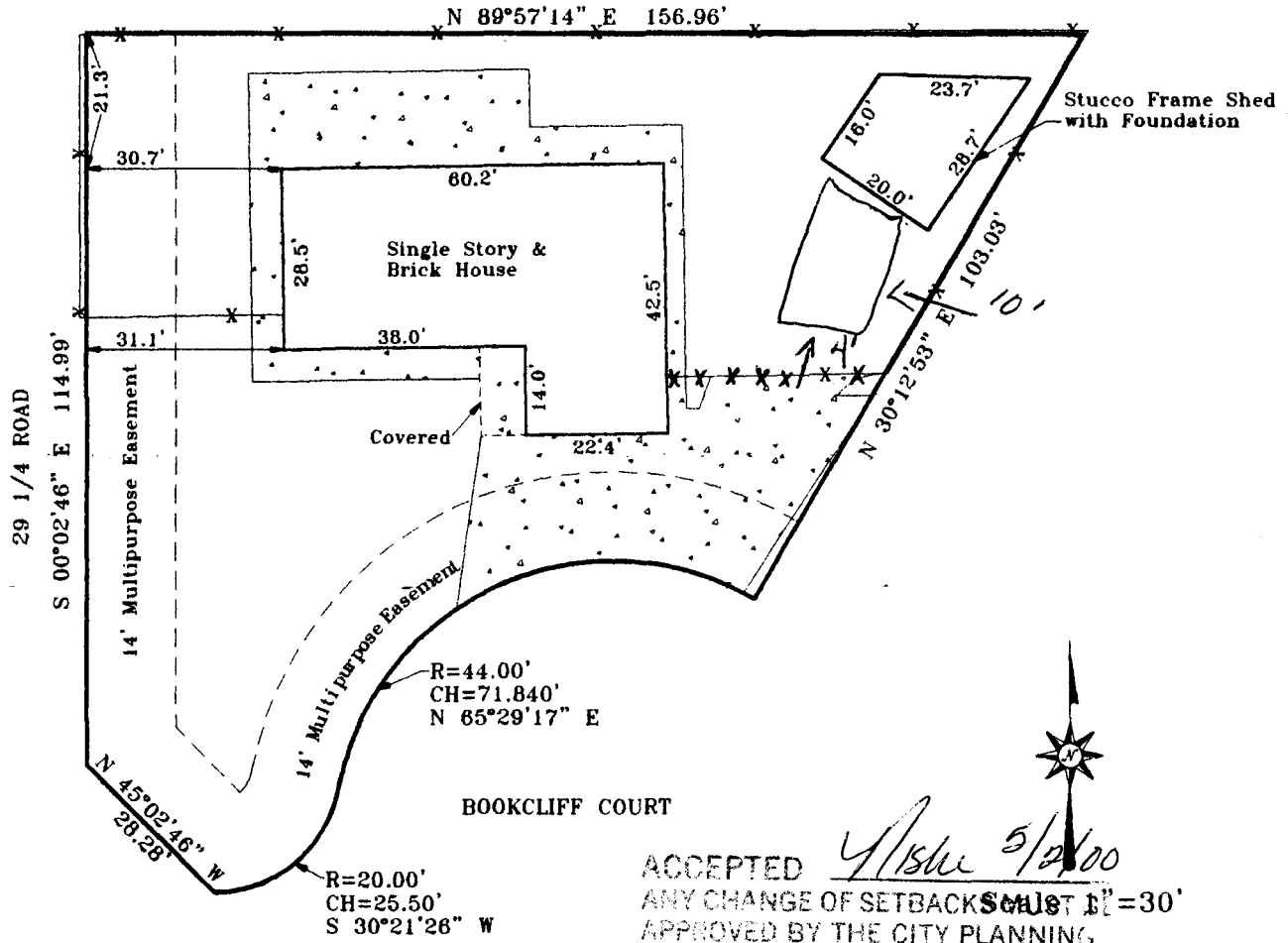
Applicant Signature Geraldine F. Newman Date MAY 2, 2000
Department Approval Misha Aragon Date 5/2/00

| | | | |
|--|-------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>C. Bensley</u> | Date | <u>5/2/00</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)

2926 Bookcliff Ct



ACCEPTED *Y/Albu 5/2/00*
 ANY CHANGE OF SETBACKS SHALL BE = 30'
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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

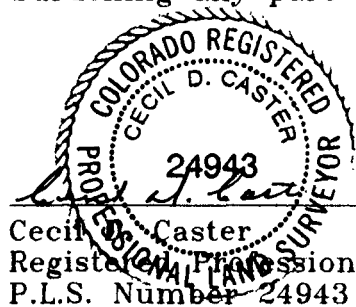
IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 8, in Block 2 of NEW BEGINNING SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by Meridian Land Title Co. File No. 38240.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp., 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 7/26/99. 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 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
 7/25/99
 Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



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|-----------------------|-----------------------------|
| | Monument Surveying Co. |
| | 741 Rood Ave. |
| | Grand Junction, CO 81501 |
| | 245-4189 ILC 99-343 7/28/99 |
| Newman Property | |
| 2926 Bookcliff Avenue | |