

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77017



Your Bridge to a Better Community

BLDG ADDRESS 2810 1/2 Bookcliff Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 64'

TAX SCHEDULE NO. 2493-072-08-014 SQ. FT. OF EXISTING BLDGS 1280'

SUBDIVISION Cindy Ann Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1344'

FILING 1 BLK 03 LOT 9

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: 1 this Construction

(1) OWNER Michael Kelly

(1) ADDRESS 2810 1/2 Bookcliff Ave

(1) TELEPHONE 241-0643

USE OF EXISTING BUILDINGS home

(2) APPLICANT Michael Kelly

(2) ADDRESS 2810 1/2 Bookcliff Ave

(2) TELEPHONE 241-0643

DESCRIPTION OF WORK & INTENDED USE stairs

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 BMF-8 Maximum coverage of lot by structures 7090

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

Side 5' from PL, Rear 10' from PL

Permanent Foundation Required: YES _____ NO _____

Maximum Height 35' Parking Req'mt _____

Special Conditions _____

CENSUS 4 TRAFFIC 28 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 Michael Lee Kelly Date 9-29-00

Department Approval C. Faye Nelson Date 9-29-00

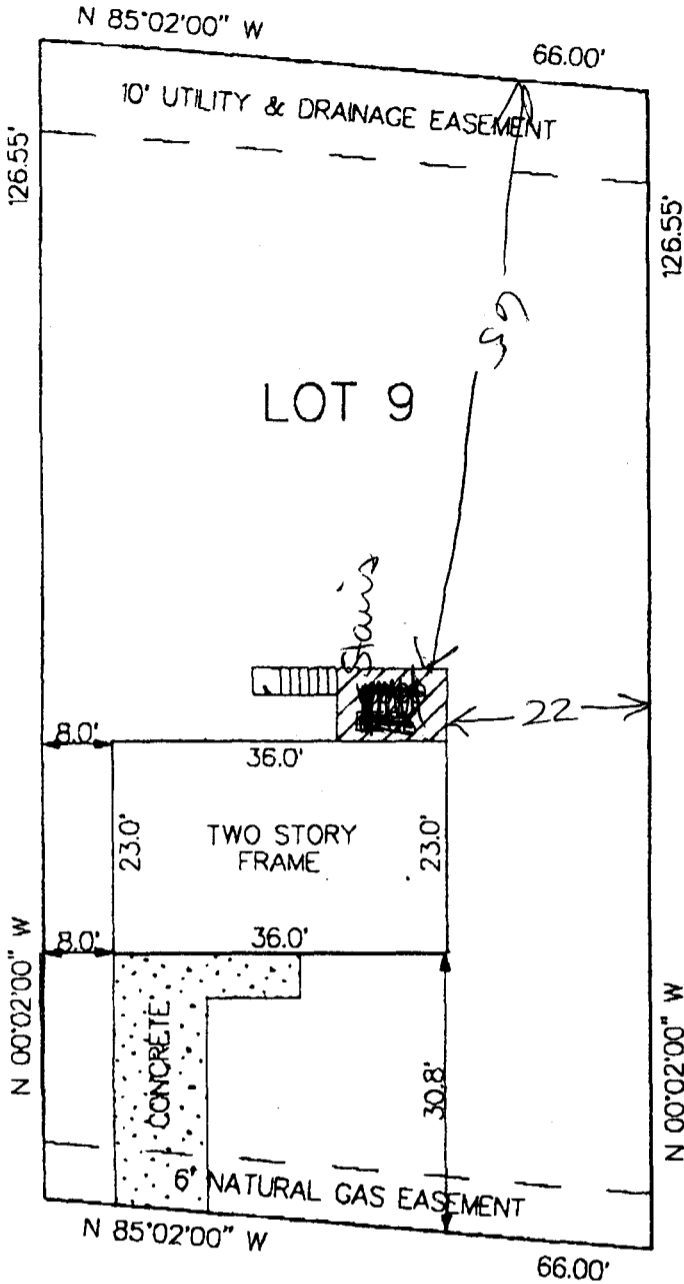
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>	Date	<u>9/29/00</u>

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)

IMPROVEMENT LOCATION CERTIFICATE

2810 1/2 BOOKCLIFF



FIRST AMERICAN TITLE #127967
KELLY ACCT.

LOT 9 IN BLOCK 3 OF CINDY ANN
SUBDIVISION REPLAT LOTS 4
THROUGH 8, BLOCK 3 AND LOTS 2
THROUGH 13, BLOCK 4,
MESA COUNTY, COLORADO.

9-29-00
ACCEPTED *C. Fay Gibson*
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'

BOOKCLIFF AVENUE

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, 10/06/97 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

K... ..