

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75872



Your Bridge to a Better Community

BLDG ADDRESS 723 Hemlock Dr, SQ. FT. OF PROPOSED BLDGS/ADDITION 576' (24x24)
TAX SCHEDULE NO. 2701-359-12-009 SQ. FT. OF EXISTING BLDGS 1316'
SUBDIVISION Sunset Terrace Replat TOTAL SQ. FT. OF EXISTING & PROPOSED 1892'
FILING - BLK 2 LOT 10 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER SAM J. PROVENZA NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 723 HEMLOCK DR USE OF EXISTING BUILDINGS HOME
(1) TELEPHONE 245-7582 DESCRIPTION OF WORK & INTENDED USE Rep. Addition to HOME
(2) APPLICANT KAREN E. PROVENZA TYPE OF HOME PROPOSED:
(2) ADDRESS SAME Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) _____
(2) TELEPHONE SAME

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 RSF-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 7' from PL, Rear 25' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height _____ CENSUS 10 TRAFFIC 17 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 Sam J. Provenza Date 6/29/00
Department Approval C. Faye Nelson Date 6/29/00

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>6/29/00</u>

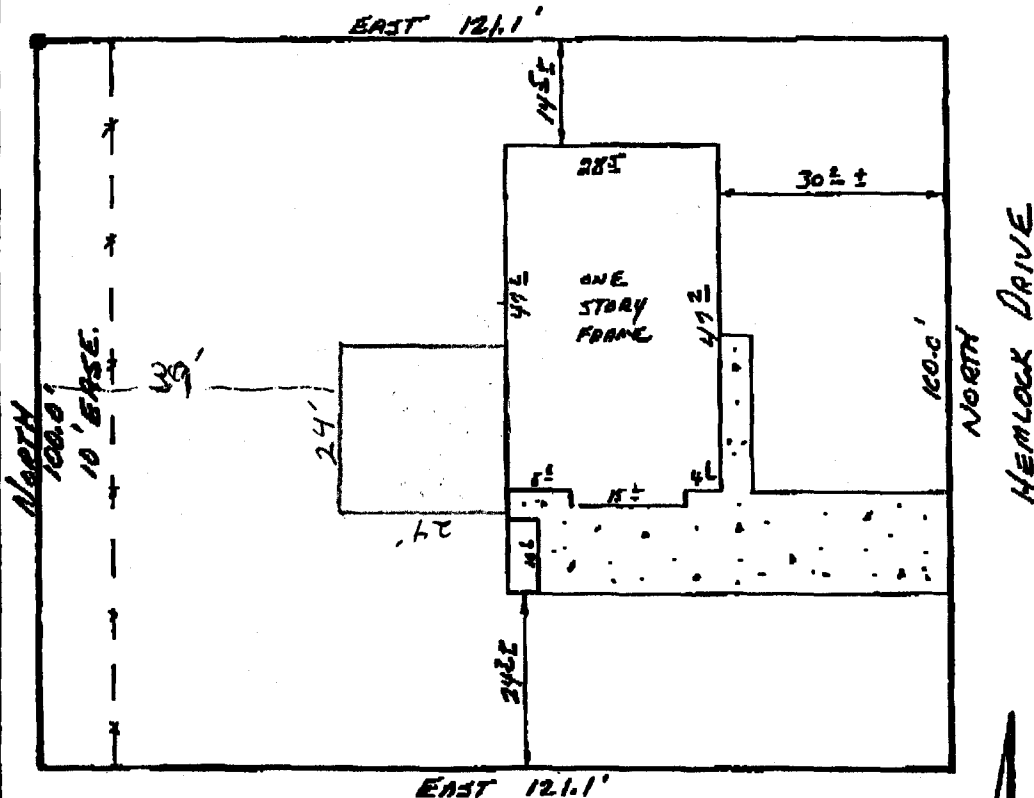
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE

723 Hemlock Drive
Lot 10, Block 2, Sunset Terrace Replat
Mesa County, Colorado

ACCEPTED *C. J. J. J.*
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.

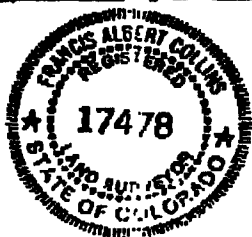


Provenza Acct.
Western Colorado Title Co. #89-9-167M
NOTE: This property does not fall within any flood plain.

SCALE 1/2" = 20'
© F.W.D. PROD. CO.

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 11/27/89 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCHROACHMENTS 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.

Francis A. Collins
FRANCIS A. COLLINS, L.S. 17478



SURVEYIT

PHONE:
303-243-3777

by Collins

MAILING:
2004 NORTH 12th,
SUITE 9
GRAND JUNCTION, CO. 81501

SURVEYED BY: *FL*

DATE SURVEYED: 11/27/89

DRAWN BY: *FL*

DATE DRAWN: 11/27/89

REVISION:

SCALE: " - - -"