

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 177786



Your Bridge to a Better Community

BLDG ADDRESS 604 W. Indian Crk Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2943-064-08-012 SQ. FT. OF EXISTING BLDGS 1649

SUBDIVISION Indian Creek Village TOTAL SQ. FT. OF EXISTING & PROPOSED 1649

FILING 1 BLK — LOT 66 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Thom + Shari Seagren NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 604 W. Indian Crk Dr. USE OF EXISTING BUILDINGS home

(1) TELEPHONE 970-243-0358 DESCRIPTION OF WORK & INTENDED USE enclosed garage per BO - Convert garage into bedroom

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS same

(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 BMF-5 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 22 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 Thom Seagren Date 11/21/00

Department Approval Ronnie Edwards Date 11/21/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Arubal</u>		Date <u>11/21/00</u>

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

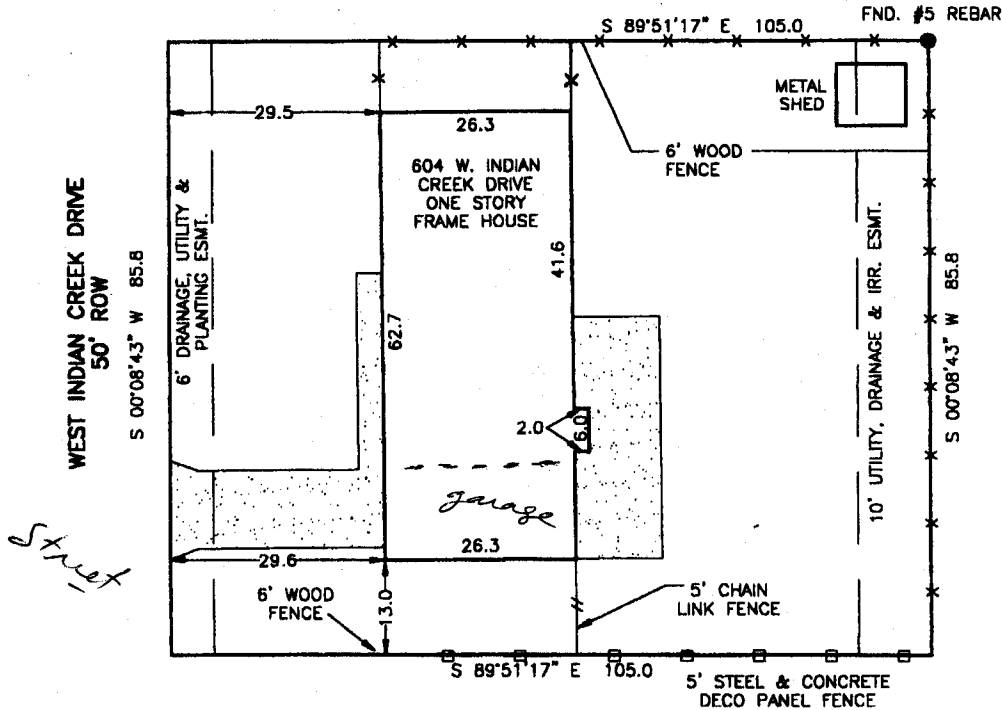
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACKLAM ASSOCIATES, INC.

2764 COMPASS DRIVE
SUITE 234
GRAND JUNCTION, COLORADO 81508

SURVEYING - ENGINEERING

Phone
970-263-0533
FAX
970-263-0553



ACCEPTED *Bonnie* 11/21/00
 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.

Note:

1. All easements shown taken from subdivision plat.
2. No title information provided.

IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for FIDELITY MORTGAGE COMPANY, and 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 that the improvements on the following described parcel on this date, 4/23/98, 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 apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGAL DESCRIPTION:

LOT 66 OF INDIAN CREEK SUBDIVISION,
 FILING NO. 1, MESA COUNTY, COLORADO
 Borrowers Name: SEAGREN

Field Book: _____ Page: _____

DWG. 1198

File No.: A1198

By: *W. J. ...*

Date: 04-24-98

