

FEE \$ <u>10.00</u>
TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77309



Your Bridge to a Better Community

BLDG ADDRESS <u>2854 Picardy</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>200</u> ^{sq}
TAX SCHEDULE NO. <u>2943-071-08-017</u>	SQ. FT. OF EXISTING BLDGS <u>1500</u> ^{sq}
SUBDIVISION <u>Rothaupt</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>1700</u> ^{sq}
FILING <u>2</u> BLK <u>3</u> LOT <u>10</u>	NO. OF DWELLING UNITS: Before: _____ After: _____ this Construction
(1) OWNER <u>Kelly Dearth</u>	NO. OF BUILDINGS ON PARCEL Before: <u>1</u> After: <u>1</u> this Construction
(1) ADDRESS <u>2854 Picardy Dr</u>	USE OF EXISTING BUILDINGS <u>Single Family</u>
(1) TELEPHONE <u>248-3601</u>	DESCRIPTION OF WORK & INTENDED USE <u>Den</u>
(2) APPLICANT <u>Kelly Dearth</u>	TYPE OF HOME PROPOSED: <input type="checkbox"/> Site Built <input checked="" type="checkbox"/> Manufactured Home (UBC) <input type="checkbox"/> Manufactured Home (HUD) <input type="checkbox"/> Other (please specify) _____
(2) ADDRESS <u>2854 Picardy Dr</u>	
(2) TELEPHONE <u>248-3601</u>	

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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL, Rear <u>25'</u> from PL	Parking Req'mt <u>2</u>
Maximum Height <u>35'</u>	Special Conditions _____
	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 <u>Kelly Dearth</u>	Date <u>10-19-00</u>
Department Approval <u>C. Kaye Nelson</u>	Date <u>10/19/00</u>

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>	Date <u>10-19-00</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

2854 PICARDY DRIVE

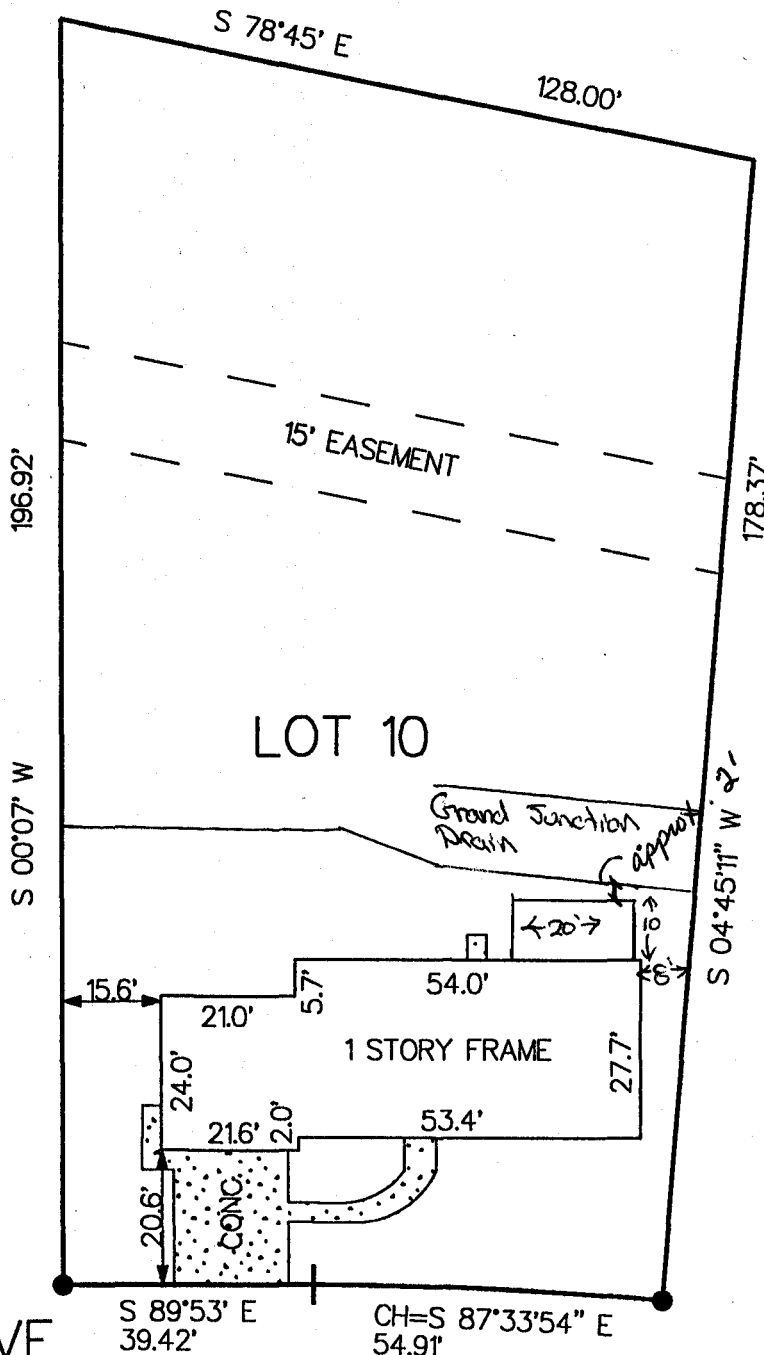
DEARTH ACCT.
AMERICAN LAND TITLE #ALTC-8976

Lot Ten (10) in Block Three (3) of ROTHHAUPT SUBDIVISION SECOND ADDITION, according to the official plat thereof recorded in Plat Book No. 11 at Page 81, Official Records of Mesa County, Colorado.

10/19/00
ACCEPTED *C. Faye Johnson*
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'



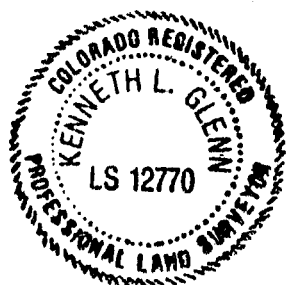
PICARDY DRIVE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANC ONE 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, 7/19/94 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**

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

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

SURVEYED BY:	B.H.	DATE SURVEYED:	7/19/94
DRAWN BY:	J.G.	DATE DRAWN:	7/19/94
REVISION:		SCALE:	1" = 30'