

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0

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

BLDG PERMIT NO. 76921



Your Bridge to a Better Community

BLDG ADDRESS 299 Pine St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1474

TAX SCHEDULE NO. 2945-~~000~~252-02-012 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION Ferguson's TOTAL SQ. FT. OF EXISTING & PROPOSED 1474

FILING - BLK - LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MICHAEL D. Roberts NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 411 Constock DR USE OF EXISTING BUILDINGS SFD

(1) TELEPHONE 970.858.8959 DESCRIPTION OF WORK & INTENDED USE Water/SEWER TAPS

(2) APPLICANT Sams TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS Sams Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE Sams

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 RMF-8 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 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 13 TRAFFIC 80 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 [Signature] Date 9/14/00

Department Approval C. Faye Gibson Date 9/18/00

Additional water and/or sewer tap fee(s) are required	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>13382</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9-18-00</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)

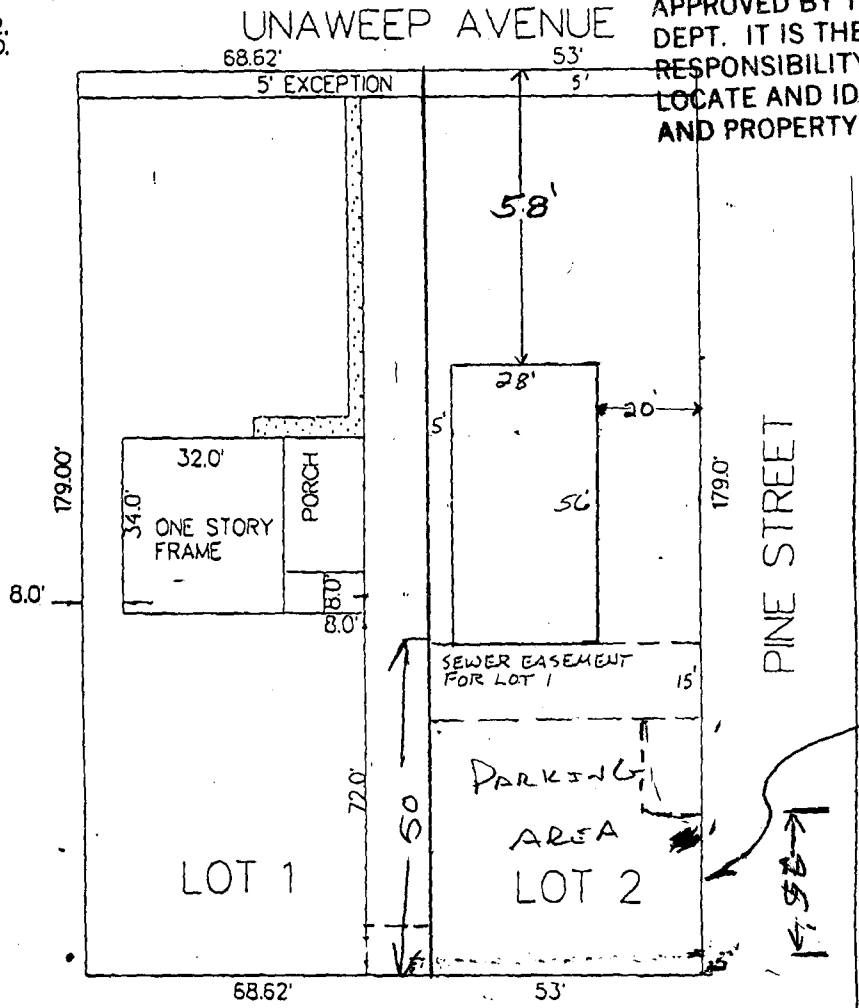
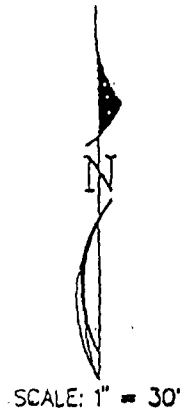
IMPROVEMENT LOCATION CERTIFICATE

2721 UNAWEEP

MERIDIAN LAND TITLE #38286
 TOMPKINS SR ACCOUNT
 LOTS 1 AND 2 IN BLOCK 1 OF FERGUSONS SUBDIVISION,
 EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED
 TO THE CITY OF GRAND JUNCTION BY
 INSTRUMENT RECORDED
 FEBRUARY 6, 1998 IN
 BOOK 2402 AT PAGE 682.
 MESA COUNTY, COLORADO.

9-19-00

ACCEPTED *C. Lape 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.



NOTE: A LAND SURVEY IS RECOMMENDED
 TO MORE ACCURATELY DETERMINE
 BUILDING SETBACKS.
 NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

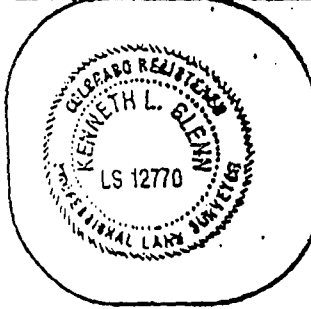
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE BANK OF GRAND JCT
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 7/14/99 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 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

299 Pine St

Drive OK
 Park Down
 9-14-00



SURVEYIT		MAILING: 2754 COMPASS DRIVE SUITE 95 GRAND JUNCTION, CO. 81506
PHONE: 970-245-3777	FAX: 241-4847	
SURVEYED BY: K.G.		DATE SURVEYED: 7/14/99
DRAWN BY: C.R.		DATE DRAWN: 7/14/99
REVISION:		SCALE: 1" = 30'