

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 76936



Your Bridge to a Better Community

BLDG ADDRESS 816 Tahiti Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 16 x 20
 TAX SCHEDULE NO. 2701-264-06-008 SQ. FT. OF EXISTING BLDGS 1600
 SUBDIVISION Paradise TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 5 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Ricky + Anna Brock NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 816 Tahiti Dr
 (1) TELEPHONE 241-6627 USE OF EXISTING BUILDINGS home
 (2) APPLICANT Anna Brock DESCRIPTION OF WORK & INTENDED USE New Sunroom
 (2) ADDRESS 816 Tahiti - TYPE OF HOME PROPOSED:
 (2) TELEPHONE 241-6627 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 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 _____
 Maximum Height 35' Special Conditions _____
 CENSUS 16 TRAFFIC 13 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 Anna Brock Date 9/11/00
 Department Approval Ronnie Edwards Date 9-11-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG</u>
Utility Accounting	<u>Chandler Cole</u>		Date <u>9/11/00</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)

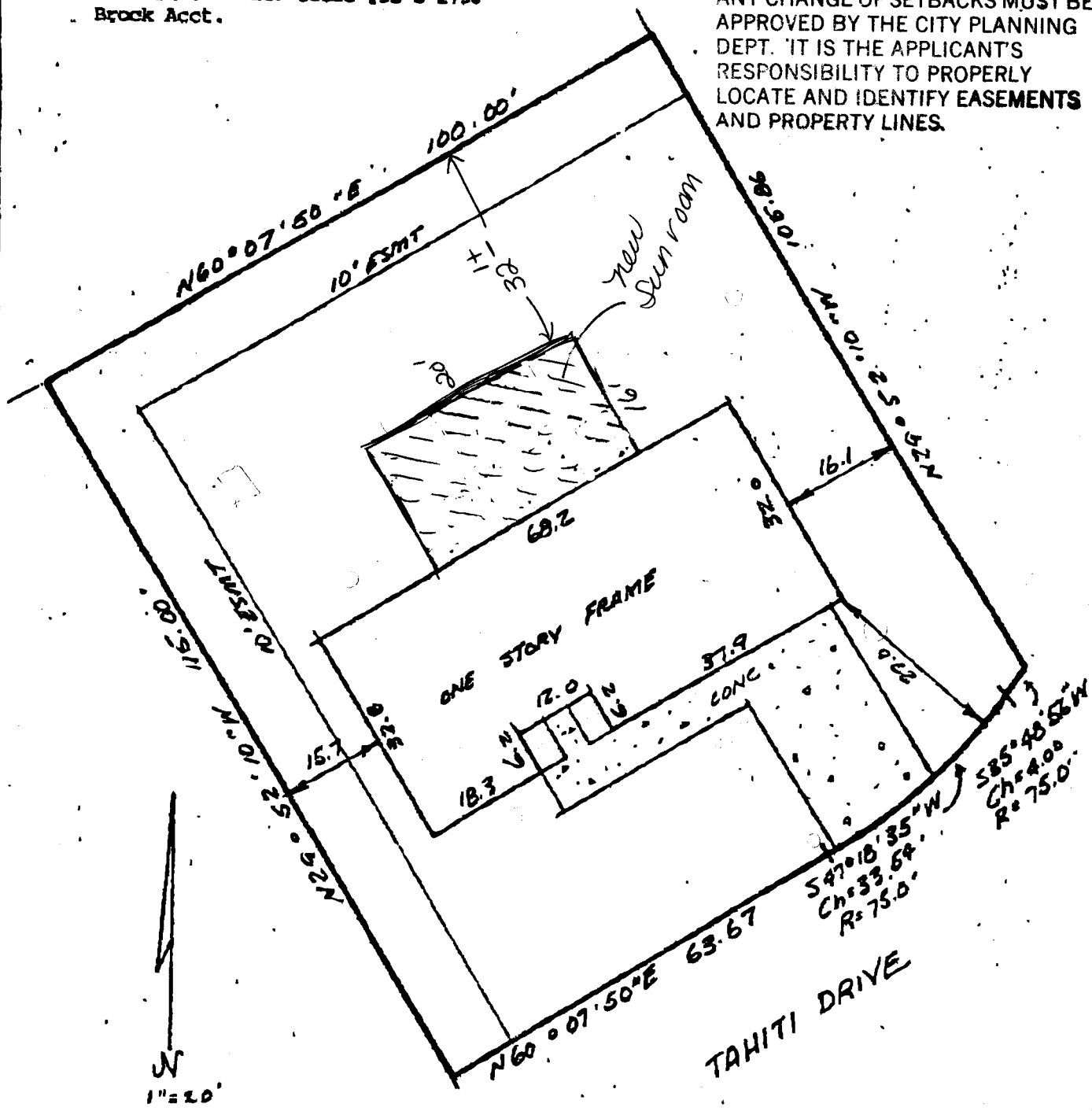
IMPROVEMENT LOCATION CERTIFICATE

816 TAHITI DRIVE, GRAND JUNCTION,

LOT 8 IN BLOCK 5 OF PARADISE HILLS, FILING NO. TWO,
MESA COUNTY, COLORADO.

Western Colorado title #92-8-175J
Brook Acct.

ACCEPTED *Ronnie* 9/11/00.
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.

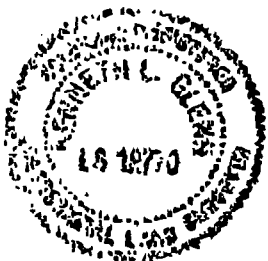


NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.S. Mortgage Corp., 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 9/28/92 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.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 303-245-3777



By GLENN

MAILING: 2004 NORTH 12TH, SUITE 7, GRAND JUNCTION, CO. 81601

SURVEYED BY: B.H.

DATE SURVEYED: 9-28-92

DRAWN BY: L.T.

DATE DRAWN: 9-28-92

REVISION:

SCALE: 1" =