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

BLDG PERMIT NO. 74723



Your Bridge to a Better Community

BLDG ADDRESS 743 WILSON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 220 SF

TAX SCHEDULE NO. 270134403004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION WILSON RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

(1) OWNER ALLAN STRANGE NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) ADDRESS 743 WILSON CT NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) TELEPHONE _____ USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT DURA SYSTEMS INC DESCRIPTION OF WORK & INTENDED USE SOLARIUM ADDITION

(2) ADDRESS 269 VILLAGE LN TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 245-6898 _____ Manufactured Home (HUD)
 _____ Other (please specify) TB

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 PR 4.4 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 20 ANNEX# _____

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 William Tiefenbach Date 4/7/2000

Department Approval Misha Wagon Date 4/7/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>4/7/00</u>

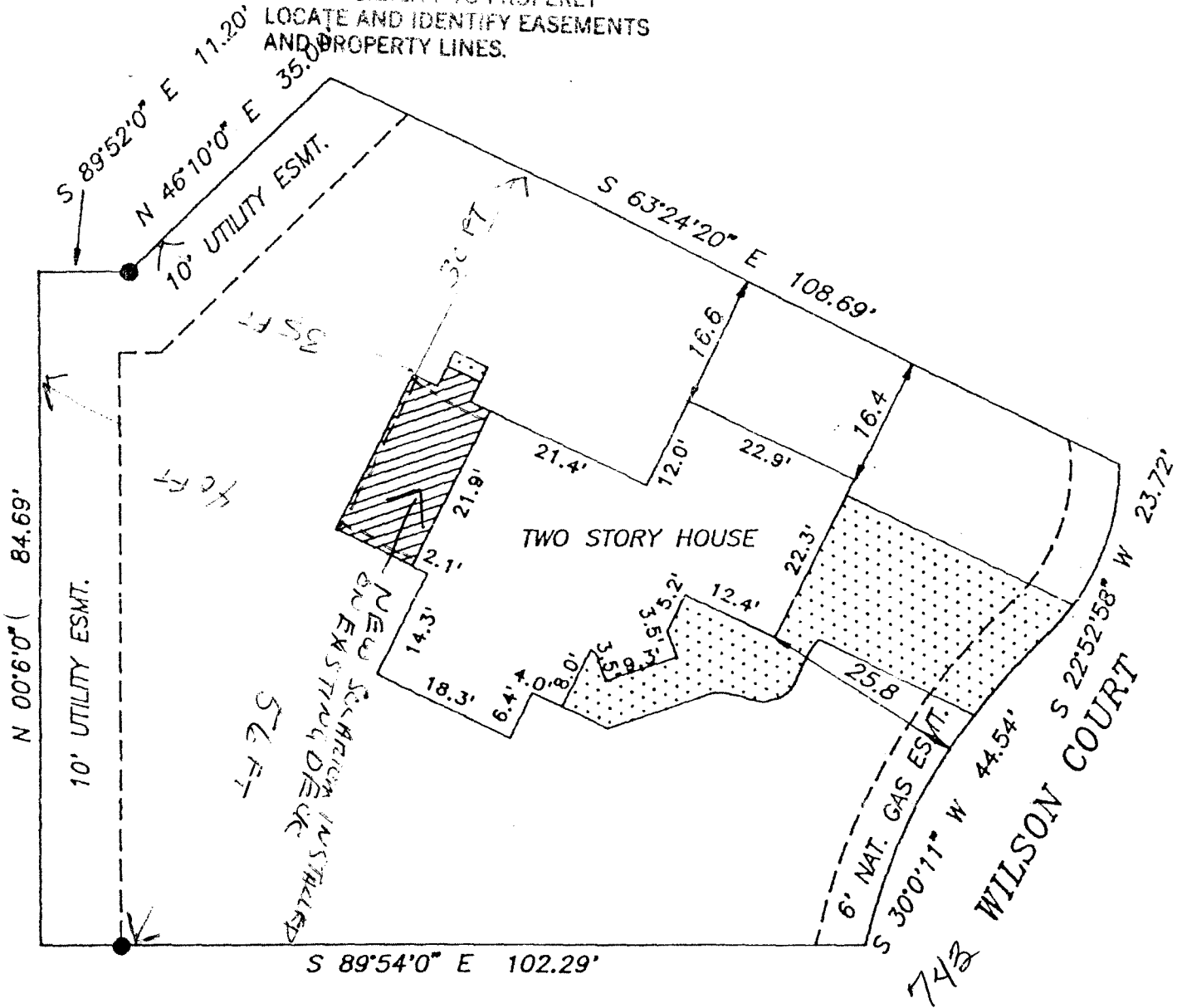
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

SETBACK & SIDERYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.

ACCEPTED 4/18/00 4/7/00
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.

2701-344-03-004



NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title
COMMITMENT NUMBER: 112229

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7-30-91 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

William O. Roy
WILLIAM O. ROY P.L.S. 12901

7484

CENTURY SURVEYING