			r			
Planning \$ /	Drainage \$ ~		<i>,</i>	BLDG PERMIT NO. 8/287		
TCP\$	School Impact \$	_	\searrow	FILE#		
PLANNING CLEARANCE Single Family (eite plan review, multi-family development, pro-residential development) Grand Junction Community Development Department						
	** THIS SECTION	ON TO BE COMPLETED	BY APPLICANT ^{SEII}			
BUILDING ADDRESS	3 263/4 12	20 TAX S	CHEDULE NO.	2945-024-19-001		
SUBDIVISION BENNETT SELZ, 15, 1W			SQ. FT. OF PROPOSED BLDG(S)/ADDITION 564			
FILING BLK	LOT_	SQ. F	T OF EXISTING	BLDG(S) 697		
OWNER 5. BRET { LOZI S. GUILLORY ADDRESS 603 26314 120.			INSTRUCTION	PARCEL: BEFORE 2 AFTER 2		
TELEPHONE 970-241-2599			OF ALL EXISTIN	NG BLDGS GARAGE		
APPLICANT BRET GUILLORY			RIPTION OF V	VORK & INTENDED USE:		
ADDRESS 603 2	6 ³ 4 Ro.	<u> </u>	عابيرك	1 GARAGE		
TELEPHONE 970 - 2		ubmittal Standar	ds for Improve	ements and Development) document.		
	** THIS SECTION TO BE COMPLE	TED BY COMMUNITY DE	VELODMENT DEDAR	THENT CYACE B		
70NE RSF-4		LAND		REENING REQUIRED: YESNO		
SETBACKS: FRONT: 25%	from Property Line (P	PL) or PARK	ING REQUIRE	MENT:		
from center of ROW, whichever is greater SIDE: from PL REAR: from PL			IAL CONDITIO	NS: * Minor deviation as per seco		
MAXIMUM HEIGHT 35	<u> </u>	2.16	. C to allo	w 22.5' front yard outback		
MAXIMUM COVERAGE OF LOT	BY STRUCTURES $\underline{S0}$	<u>990</u> cens	SUS TRACT _	TRAFFIC ZONE 23 ANNX		
authorized by this application ca	nnot he occupied tiptil a t	final inspection ha	se haan comple	evelopment Department Director. The structure eted and a Certificate of Occupancy has been rovements in the public right-of-way must be nts must be completed or guaranteed prior to		

issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

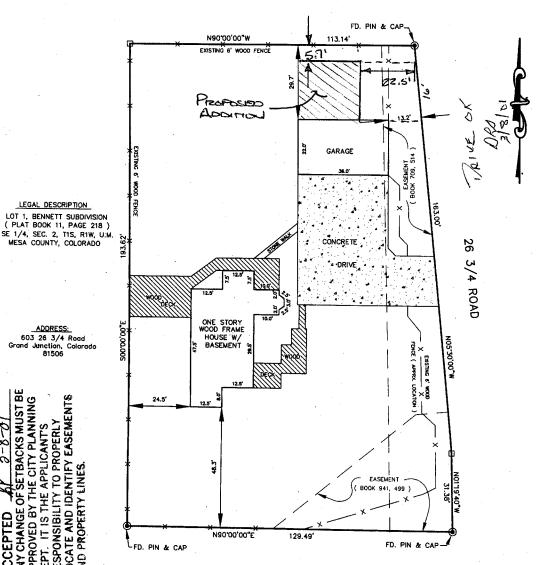
Applicant's Signature	Date 3/4/01
Department Approval Kaffum M. Portun	Date 3-8-0/
Additional water and/or sewer tap fee(s) are required: YES NO	W/O No. 8 20
Utility Accounting	Date 3801

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

(Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE



I hereby certify that this improvement location certificate was prepared for S. Bret & Lori S. Guillory, 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, March 6, 2001, 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.

Steve R. Pace, P.L.S. 22580



DRAWN BY: SRP DATE: 3-6-2001 SCALE: 1" = 30'

APPR. BY:

SETBACKS MUST BE

ACCEPTED ANY CHANGE OF

APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS

RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LEGAL DESCRIPTION

FILE NO: BRETT.DWG

IMPROVEMENT LOCATION CERTIFICATE

S. BRET & LORI S. GUILLORY

STEVE R. PACE, PLS 22580 404 WEST 26TH STREET

RIFLE, COLORADO, 81650 970-625-4576