

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 79942



Your Bridge to a Better Community

BLDG ADDRESS 672 30 RD G.J. 81504 SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2943 042 57 001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION FAIRCLOUD TOTAL SQ. FT. OF EXISTING & PROPOSED _____

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

(1) OWNER CORY BENNETT NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 672 30 RD G.J. 81504 USE OF EXISTING BUILDINGS SINGLE

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE REPAIR

(2) APPLICANT CUI-CONST. UNLIMITED TYPE OF HOME PROPOSED:
 (2) ADDRESS PO. Box 10, WHITEWATER 81527 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-8233 _____ Other (please specify) REPAIR-VEHICLE DAMAGE

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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 11 TRAFFIC 46 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 Bob Wilkes Date 17 MAY 01

Department Approval C. Faye Gibson Date 5/17/01

Additional water (and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>Bob Overholt</u>	Date	<u>5/17/01</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)

CORY & LAORA

IMPROVEMENT LOCATION CERTIFICATE

672 30 ROAD

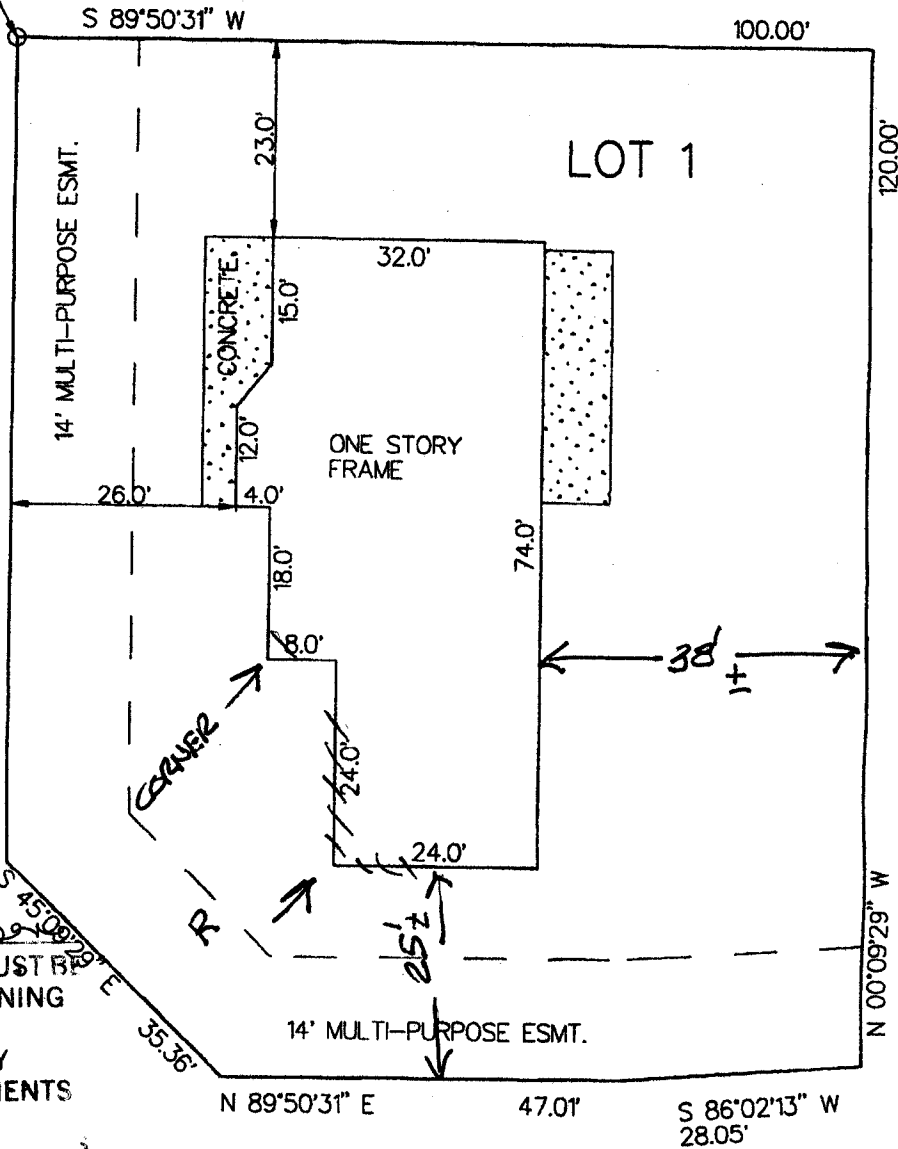
WESTERN COLORADO TITLE
— BENNETT ACCOUNT
LOT 1 IN BLOCK 2 OF FAIRCLOUD SUBDIVISION FILING #1,
MESA COUNTY, COLORADO.

#5 REBAR
W/CAP
LS10835



SCALE: 1" = 20'

672, 30 ROAD



ACCEPTED *Cory & Laora*
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.

KIA DRIVE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PACIFIC AMERICAN

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, 2/10/99 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