

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2434 CORTLAND SQ. FT. OF PROPOSED BLDGS/ADDITION 15
 TAX SCHEDULE NO. 2145-011-24-009 SQ. FT. OF EXISTING BLDGS 1300
 SUBDIVISION APPLECROFT TOTAL SQ. FT. OF EXISTING & PROPOSED 1315
 FILING _____ BLK _____ LOT 9
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER PAT CARLOW
 (1) ADDRESS 2434 CORTLAND USE OF EXISTING BUILDINGS home
 (1) TELEPHONE 246-3804 DESCRIPTION OF WORK & INTENDED USE storage shed
 (2) APPLICANT PAT CARLOW TYPE OF HOME PROPOSED:
 (2) ADDRESS 2434 CORTLAND _____ Site Built _____ Manufactured Home (UBC) NOV 21 2002
 (2) TELEPHONE 246-3804 _____ 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt X
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Patrick J. Carlow Date 11/21/02
 Department Approval C. Faye Johnson Date 11/21/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Al Bensley</u>		Date <u>11/21/02</u>

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

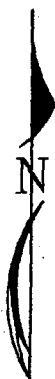
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

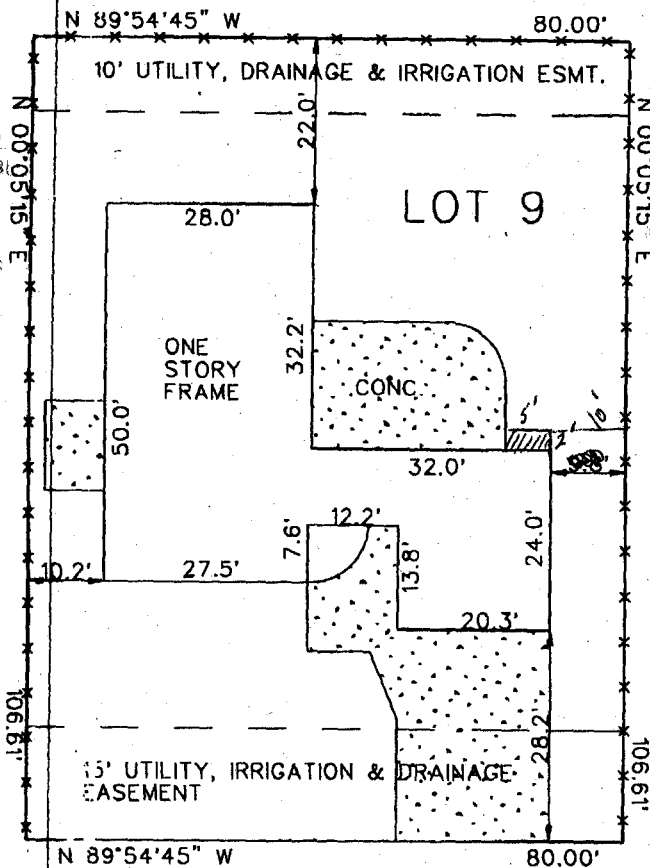
ABSTRACT & TITLE #908259
 CARLOW ACCOUNT
 LOT 9 IN APPLE CREST SUBDIVISION,
 MESA COUNTY, COLORADO.

2434 CORTLAND

ACCEPTED *Clay Gibson* 11/21/02
 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



SCALE: 1" = 20'

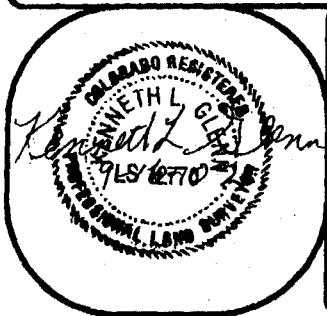


CORTLAND
 (AKA F 3/4 ROAD)

NOTE: A LAND SURVEY IS RECOMMENDED
 TO MORE ACCURATELY DETERMINE
 BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANKERS 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
 THIS DATE, 9/16/02 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
 R.L.S. 12770

PHONE: 970-245-3777

FAX: 241-4847

SURVEYIT



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

SURVEYED BY:	J.G.	DATE SURVEYED:	9/16/02
DRAWN BY:	C.R.	DATE DRAWN:	9/16/02
REVISION:		SCALE:	1" = 20'