

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85818



Your Bridge to a Better Community

BLDG ADDRESS 246A F-1/4 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 240
TAX SCHEDULE NO. 2945-044-00-041 SQ. FT. OF EXISTING BLDGS 1376
SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1616
FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER BENJAMIN FAY NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS _____ USE OF EXISTING BUILDINGS RESIDENCE
(1) TELEPHONE 244-8815 DESCRIPTION OF WORK & INTENDED USE ENCLOSE PATIO TO SUN ROOM
(2) APPLICANT (SAME) TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ _____ 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 RMF-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 [Signature] Date 8-12-02
Department Approval [Signature] Date 8-12-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/12/02</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)

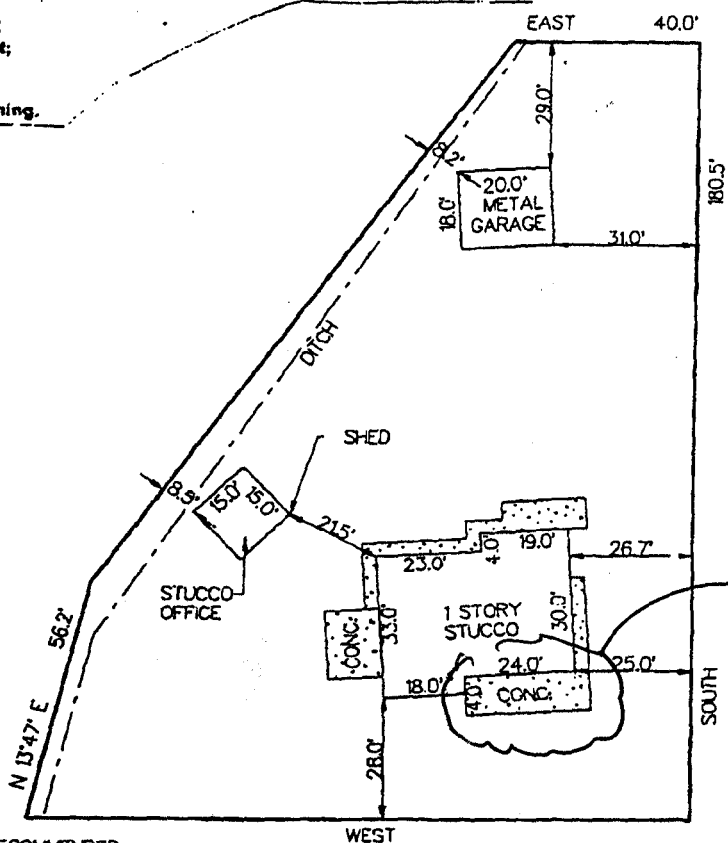
IMPROVEMENT LOCATION CERTIFICATE

FIRST AMERICAN TITLE #142400
FAY ACCOUNT

2464 F 1/4 ROAD

The land referred to in this commitment is situated in the State of Colorado, County of Mesa, and is described as follows:

A parcel of land situated in the NW1/4 of the 6E1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows:
Beginning at a point 724.9 feet East of the Southwest Corner of the W1/2 of the NW1/4 of the SE1/4 of said Section 4;
thence North 13°47' East 56.2 feet;
thence North 36°03' East 155.4 feet;
thence East 40 feet;
thence South 106.5 feet;
thence West to the Point of Beginning.



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

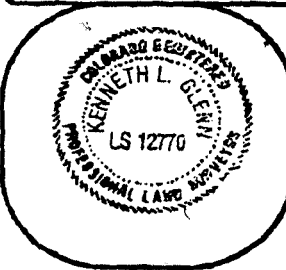
F 1/4 ROAD

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FRSTAR BANK/U.S. BANK

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 9/20/01 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
KENNETH L. GLENN R.L.S. 12770



SURVEYIT		MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506	
PHONE: 970-245-3777	FAX: 241-4847	by GLENN	
SURVEYED BY: K.G.	DATE SURVEYED: 9/20/01		
DRAWN BY: C.R.	DATE DRAWN: 9/20/01		
REVISION:	SCALE: 1" = 30'		

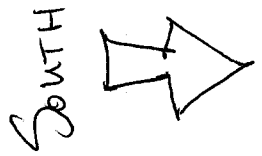
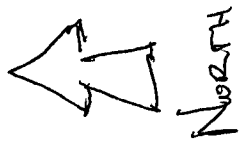
8-12-02 *Douglas Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ENCLOSED PATIO

10-17-01
110 K

80%
we base mortgage
(complete)

call 1800-365-7772 \$45.14/mo



ENCLOSED
RATIO

