

FEE \$	10.00
TCP \$	5
SIF \$	5

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84768



Your Bridge to a Better Community

BLDG ADDRESS 745 Golfmore Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 480 sq ft.
 TAX SCHEDULE NO. 2701-363-12-004 SQ. FT. OF EXISTING BLDGS 2900
 SUBDIVISION FAIRWAY PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 3380
 FILING _____ BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction
 (1) OWNER Mrs & Jan Carlson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 745 Golfmore Dr USE OF EXISTING BUILDINGS dwelling
 (1) TELEPHONE 970-245-7974 DESCRIPTION OF WORK & INTENDED USE garage
 (2) APPLICANT Mrs Carlson TYPE OF HOME PROPOSED:
 (2) ADDRESS same _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

DATE
 MAY 29 2002
 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' / 25' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 7' / 3' from PL, Rear 25' / 5' from PL Parking Req'mt _____
 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).

X Applicant Signature J. Carlson Date 5/29/02
 Department Approval Pat Bushman Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>E. Bensley</u>		Date <u>5/29/02</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

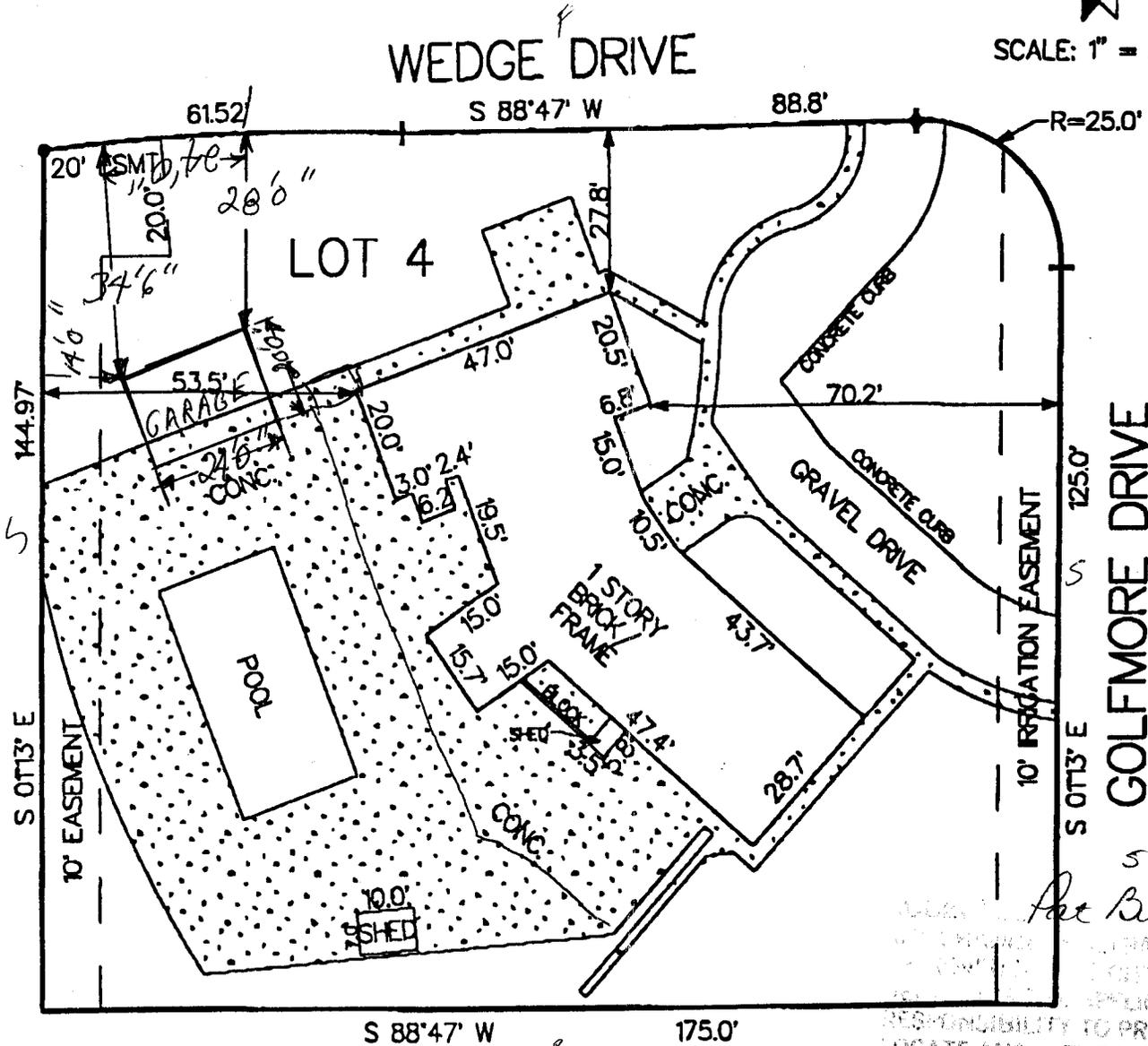
745 GOLFMORE DRIVE

ABSTRACT TITLE #895564
CARLSON ACCT.

LOT 4 IN BLOCK 2 OF FAIRWAY PARK, MESA COUNTY, COLORADO.



SCALE: 1" = 30'



GOLFMORE DRIVE

5-29-02
Art Bushman

APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO, 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, 1/9/95 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