

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

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

BLDG PERMIT NO. 85080



Your Bridge to a Better Community

BLDG ADDRESS 1158 Olson Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 290

TAX SCHEDULE NO. 2945-23407-032 SQ. FT. OF EXISTING BLDGS 720

SUBDIVISION Lampite park TOTAL SQ. FT. OF EXISTING & PROPOSED 720³ home 290³ garage

FILING NO 1 BLK _____ LOT H NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

(1) OWNER Ron Malone NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS 1158 Olson Av. USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 845-3112 DESCRIPTION OF WORK & INTENDED USE garage enclosure

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS SAME

(2) TELEPHONE SAME

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~~ PD Maximum coverage of lot by structures 70%

SETBACKS: Front 20' 15' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 0' 5' from PL, Rear 10' 5' from PL Parking Req'mt _____

Maximum Height 35' 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 Ronald D. Malin Date July 31 2002

Department Approval Gayleen Henderson Date 7-31-02

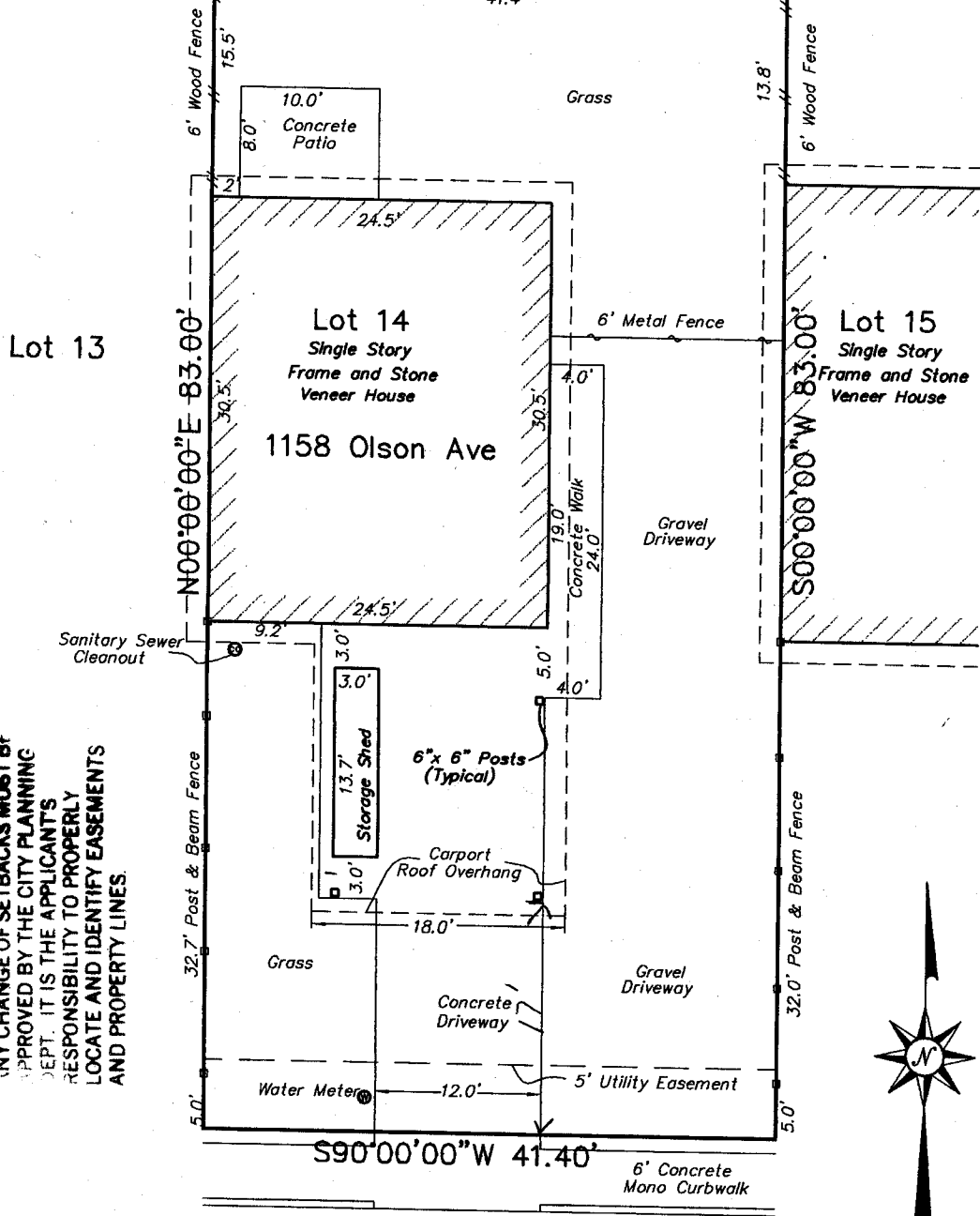
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

UG-Telephone Pedestal
 UG-Electric Pedestal
 UG-CATV Pedestal

N90°00'00"E 41.40'
 6' Chain Link Fence



4/21/02
 ACCEPTED *Gayle Anderson*
 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.

BOUNDARY DESCRIPTION

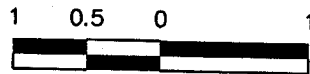
Lot 14, Lamp Lite Park Subdivision, Amended, as shown on plat recorded in Plat Book 12, Page 127 of Mesa County Records

SURVEYOR'S CERTIFICATION

I hereby certify that this Improvement Location Certificate was prepared for Ronald Dean Malone, 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, July 20, 2002, except utility encroachments, are entirely within the boundaries of the parcel, except as noted. There are no encroachments by improvements on any adjoining premises, except as indicated, and that there is no evidence of sign of an easement crossing or burdening any part of said parcel, except as noted.

Robert Stafford Kenner
 Robert Stafford Kenner
 Colorado Registered Surveyor, PLS31931
 Certified this 23rd day of July, 2002

SCALE: 1"=10'



Prepared for: Ron & Kim Malone
 1158 Olson Avenue
 Grand Junction, CO

IMPROVEMENT CERTIFICATE
 1158 Olson Avenue
 GRAND, JUNCTION
 MESA COUNTY, COLORADO
 SUR. DATE: 07/20/02