

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

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

BLDG PERMIT NO. N/A



BLDG ADDRESS 104 Orchard SQ. FT. OF PROPOSED BLDGS/ADDITION 108 sq ft
 TAX SCHEDULE NO. 2915-112-00-088 SQ. FT. OF EXISTING BLDGS 23500
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 23608
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 3 After: _____ this Construction
 (1) OWNER Brach's Enterprises NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) ADDRESS 444 East Scenic USE OF EXISTING BUILDINGS Shopping Center / Office
 (1) TELEPHONE 243-0201 DESCRIPTION OF WORK & INTENDED USE shed
 (2) APPLICANT John Brach TYPE OF HOME PROPOSED:
 (2) ADDRESS 444 East Scenic _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-0201 Other (please specify) shed

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 B-1 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 0/0 from PL, Rear 15/15 from PL Parking Req'mt ATD
 Maximum Height 40' Special Conditions APR 15 2002
 CENSUS _____ TRAFFIC TB 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 [Signature] Date 4-16-02
 Department Approval [Signature] Date _____

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>4/15/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

EXISTING BUILDING

24 PARKING SPACES

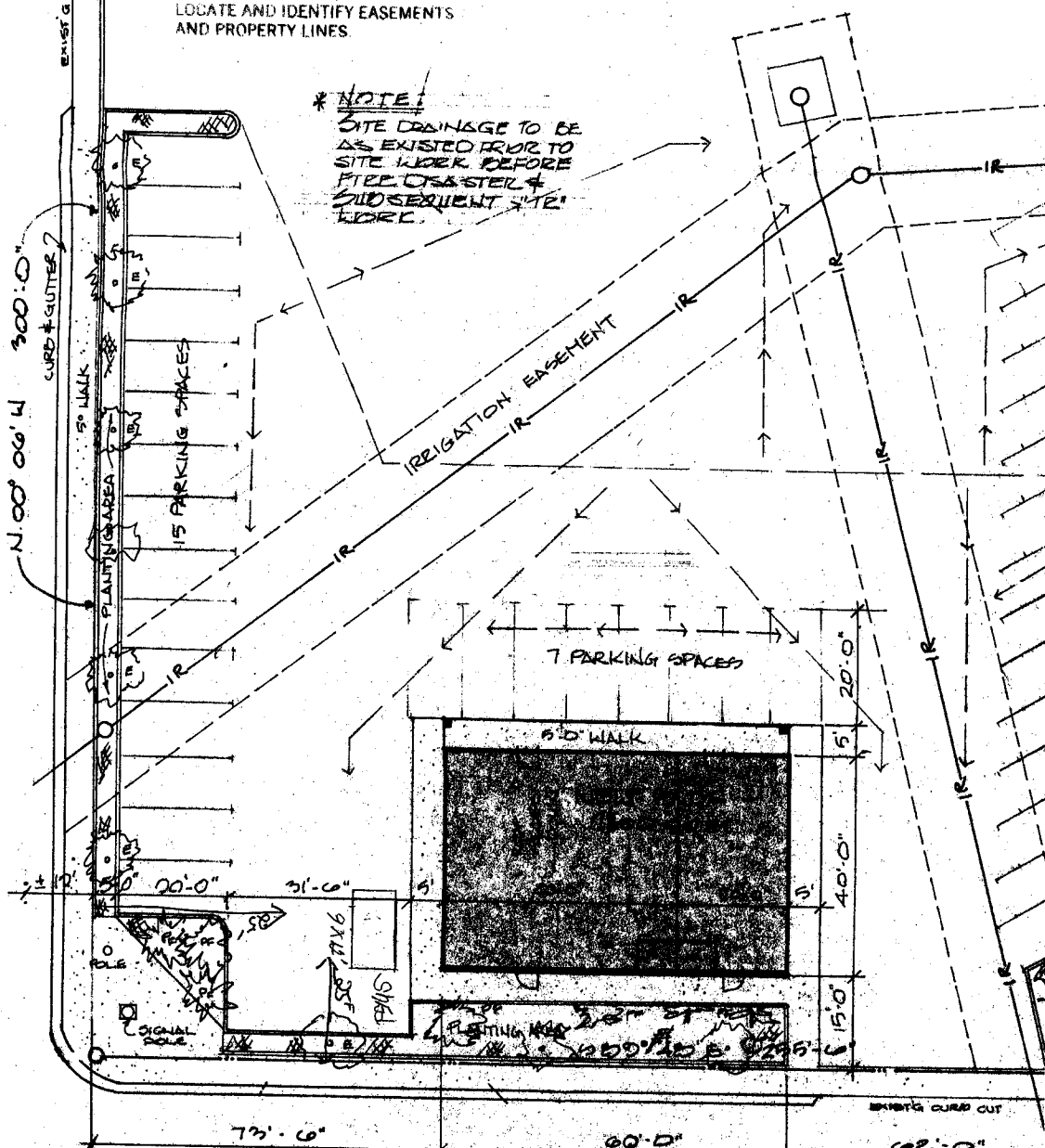
FIRST AVENUE

4-15-02

TYPICAL EXISTING DRAINAGE

ACCEPTED *Pat Bushman*
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

*NOTE!
SITE DRAINAGE TO BE AS EXISTED PRIOR TO SITE WORK BEFORE FIRE DISASTER & SUBSEQUENT SITE WORK.



is to Scale
1" = 20'

ORCHARD AVENUE

IMPROVEMENT LOCATION CERTIFICATE

341 REDCLIFF COURT

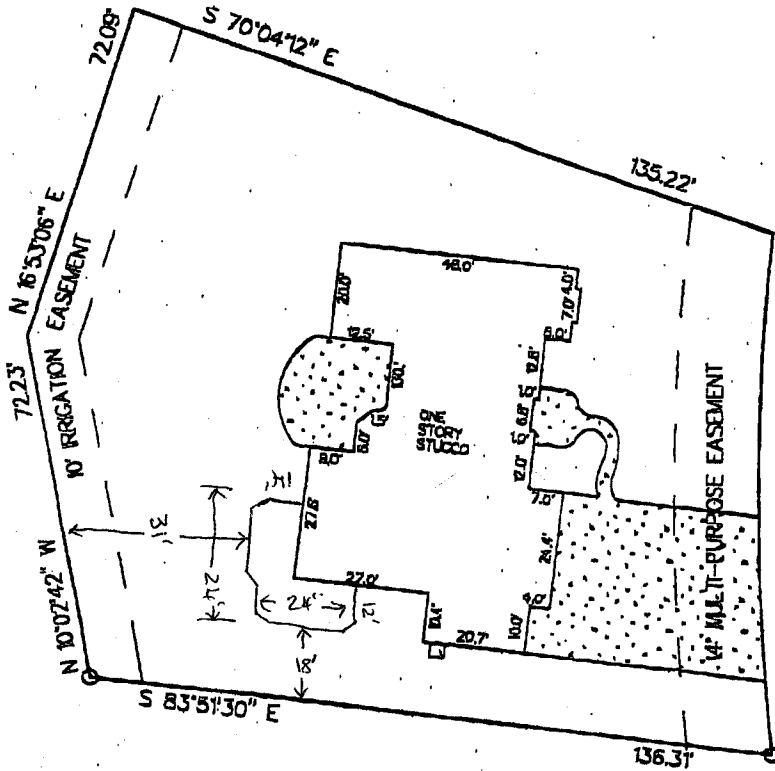
FIRST AMERICAN TITLE #125980
BELGARD ACCT.

LOT 12 IN BLOCK 2 OF CANYON VIEW SUBDIVISION, PHASE IV,
MESA COUNTY, COLORADO.

ACCEPTED *7/3/01*
Chap Wilson
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" = 30'



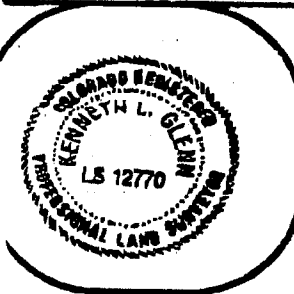
RADIUS = 522'

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, 06/19/97 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

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

MAILING: 2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81508

SURVEYED BY: J.G.	DATE SURVEYED: 06/19/97
DRAWN BY: J.H.	DATE DRAWN: 06/19/97
REVISION:	SCALE: 1" = 30'