

FEE \$	10 ⁻
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 2836 Pitchbend Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 10x12 120⁰
TAX SCHEDULE NO. 2943-303-61-024 SQ. FT. OF EXISTING BLDGS 1450⁰
SUBDIVISION Lane Simple Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1570⁰
FILING BLK LOT 1
(1) OWNER Don & Justie Fogale NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) ADDRESS 2836 Pitchbend Ct NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) TELEPHONE 970-263-7447 USE OF EXISTING BUILDINGS None
(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE new shed
(2) ADDRESS TYPE OF HOME PROPOSED:
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 25' Maximum coverage of lot by structures 60%
SETBACKS: Front from property line (PL) Permanent Foundation Required: YES NO
or from center of ROW, whichever is greater
Side 3' from PL, Rear 5' from PL Parking Req'mt PAID N/C
Maximum Height 35' Special Conditions MAY 16 2002
accessory structure CENSUS 13 TRAFFIC 81 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 Don Fogale Date 5/16/02
Department Approval Ronnie Edwards Date 5/16/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u> </u>	Date	<u>5/16/02</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)

Pink is New Fence



N 90°00'00" E 70.54'

Scale 1"=20'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT FOR APPROPRIATE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Found No. 5
Rebar & Cap
P.L.S. 20877

Found No. 5
Rebar & Cap
P.L.S. 20877

2836 PITCHBLEND COURT

R=522.00'
C LEN=9.88'
BRG=S 89°27'27" E

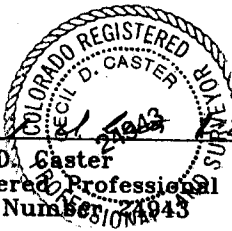
Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 1, of LANE SIMPLE SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Co. 00144207.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Fogale Family Trust, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/29/02. 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 of 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.



Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 101943



Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
245-4189/HC 02-13 | 1/25/02
Fogale Property
2836 Pitchblend Court

2836