

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 713 Birdie Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 900

TAX SCHEDULE NO. 2701-363-18-001 SQ. FT. OF EXISTING BLDGS 2500

SUBDIVISION FAIRWAY PARK. TOTAL SQ. FT. OF EXISTING & PROPOSED 3400

FILING 1 BLK 8 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 2 this Construction

(1) OWNER JOHN PAUL WHITACRE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 713 Birdie USE OF EXISTING BUILDINGS GARAGE/HOUSE

(1) TELEPHONE 250-9614 DESCRIPTION OF WORK & INTENDED USE NEW GARAGE

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

(2) ADDRESS P.O. Box 1925

(2) TELEPHONE 243-6471

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 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' 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 10-7-2003

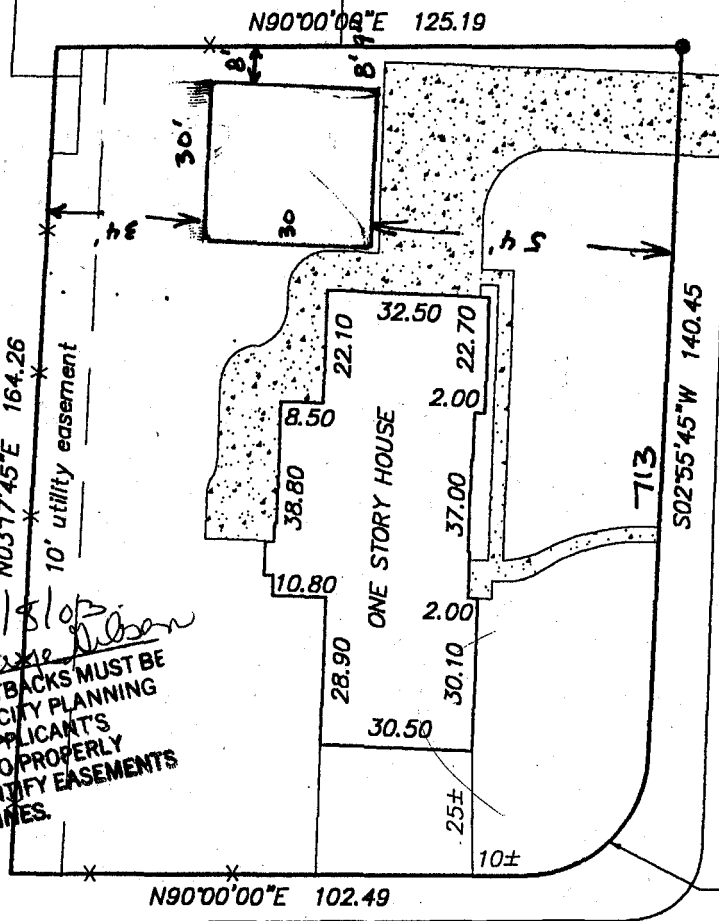
Department Approval [Signature] Date 10/8/03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>garage</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10-8-03</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)

NOT TO SCALE
NEW BARREN



ACCEPTED *C. Lake Nelson*
 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.

BIRDIE DRIVE

CHIPPER DRIVE

A=37.99
 R=25.00
 D=87°04'15"
 B=S46°27'53"W
 C=34.44
 T=23.75

LOT 1 IN Block 8 of
 FAIRWAY PARK 1ST ADDITION
 MESA COUNTY, COLORADO

TAX ID. NO. 2701-363-18-001

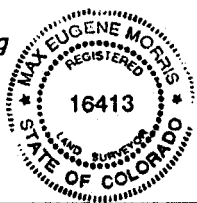
IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for BRAY and COMPANY / GMAC; the improvement location being based on monuments as shown hereon, and 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, 8/20/2003, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

Max E. Morris 8/21/2003
 Max E. Morris, Registered Colorado Land Surveyor #16413

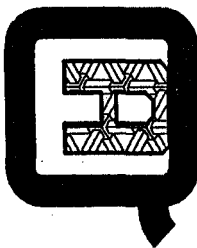
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN



IMPROVEMENT LOCATION CERTIFICATE

713 BIRDIE DRIVE, GRAND JUNCTION, CO. 81506

FOR: SchroederLC	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: RM
SCALE: 0 15 30 0 3 10 1 IN = 30 FT METERS		DRAWN BY: MEM
DATE: 8/21/2003		ACAD ID: SchroederLC
		SHEET NO.
		FILE: 2003-227