

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 89863



Your Bridge to a Better Community

1523479655
 BLDG ADDRESS 2663 Cambridge

SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-35141-007

SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Cambridge

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 7

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER James BORNSTAD

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2663 Cambridge Rd.

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-8665

DESCRIPTION OF WORK & INTENDED USE INSTALL IN GROUND

(2) APPLICANT Dan Broyles

TYPE OF HOME PROPOSED: pool
* mechanical shed

(2) ADDRESS 3032 Gerken Ct.

____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE 254-8289

____ Manufactured Home (HUD)

____ 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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5 from PL, Rear 10 from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions above ground facilities must
pool not subject to setbacks. In ground
must set back.
 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 D Broyles

Date 6-9-03

Department Approval Kathy Pedraza

Date 6-9-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No <u>Shed/Pool</u>
Utility Accounting <u>10 Nonville</u>		Date <u>6-9-03</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)

IMPROVEMENT LOCATION CERTIFICATE

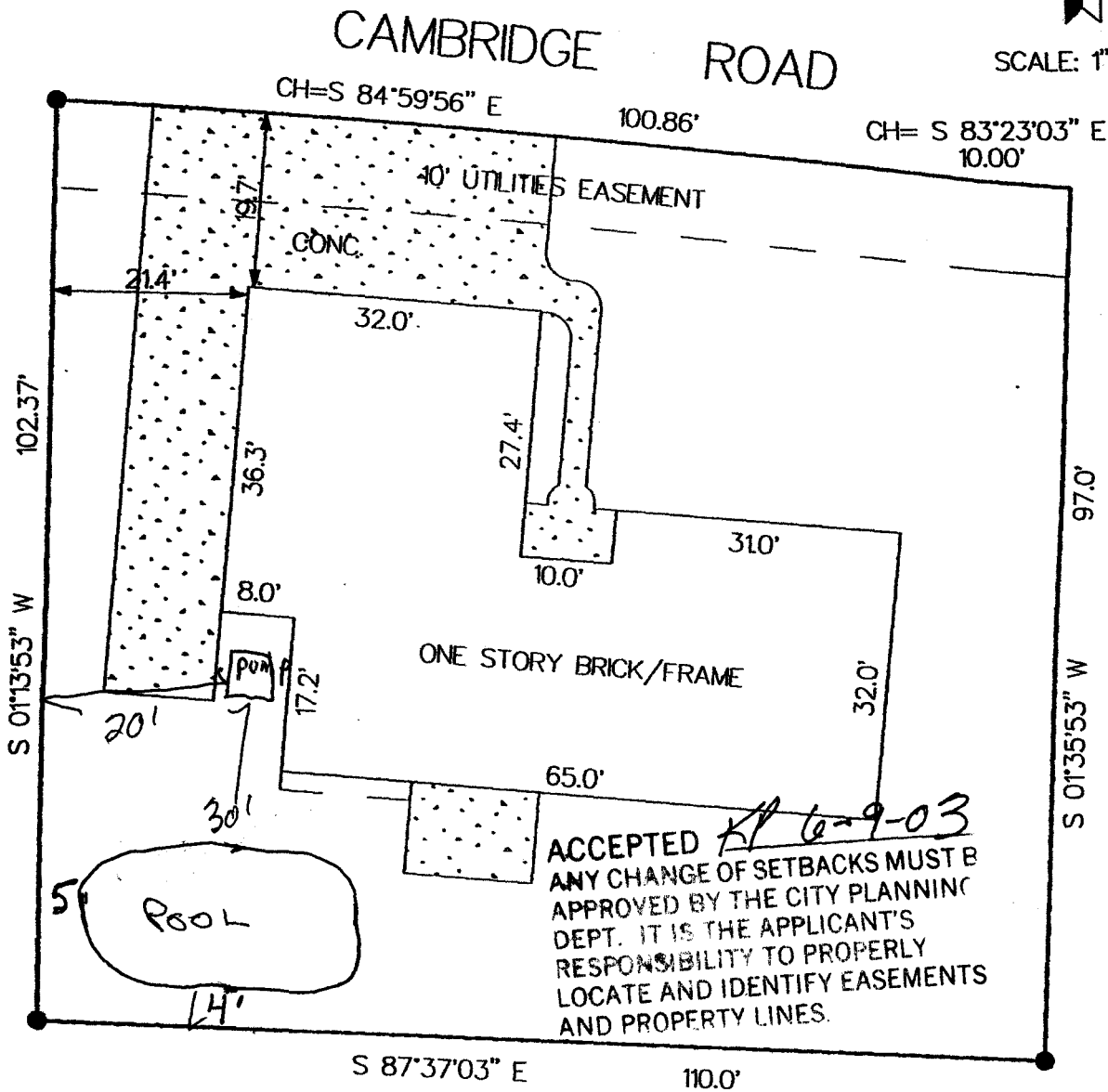
2663 CAMBRIDGE DRIVE

WESTERN COLORADO TITLE #93-6-31M
BJORNSTAD ACCT.

LOT 7 IN BLOCK 2 OF CAMBRIDGE SUBDIVISION, MESA COUNTY, COLORADO.



SCALE: 1" = 20'



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTGAGE - KATHY,
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT