

FEE \$	10.00
TCP \$	
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

23448-15046

BLDG ADDRESS 2220 Coke Ovens Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 048

TAX SCHEDULE NO. 2945-193-07-023 SQ. FT. OF EXISTING BLDGS 3,485

SUBDIVISION Monument Valley Estab TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 5 BLK 1 LOT 23 NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER James & Robin Garsgan

(1) ADDRESS 2220 Coke Ovens Ct.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 256 9215

DESCRIPTION OF WORK & INTENDED USE 18436 in-ground pool

(2) APPLICANT Watermark Spas & Pools

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

(2) ADDRESS 2491 Hwy 6 E 50

(2) TELEPHONE 241 4133

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 40' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 35' from PL, Rear 35' from PL

Parking Req'mt 2

Maximum Height _____

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 5.12.04

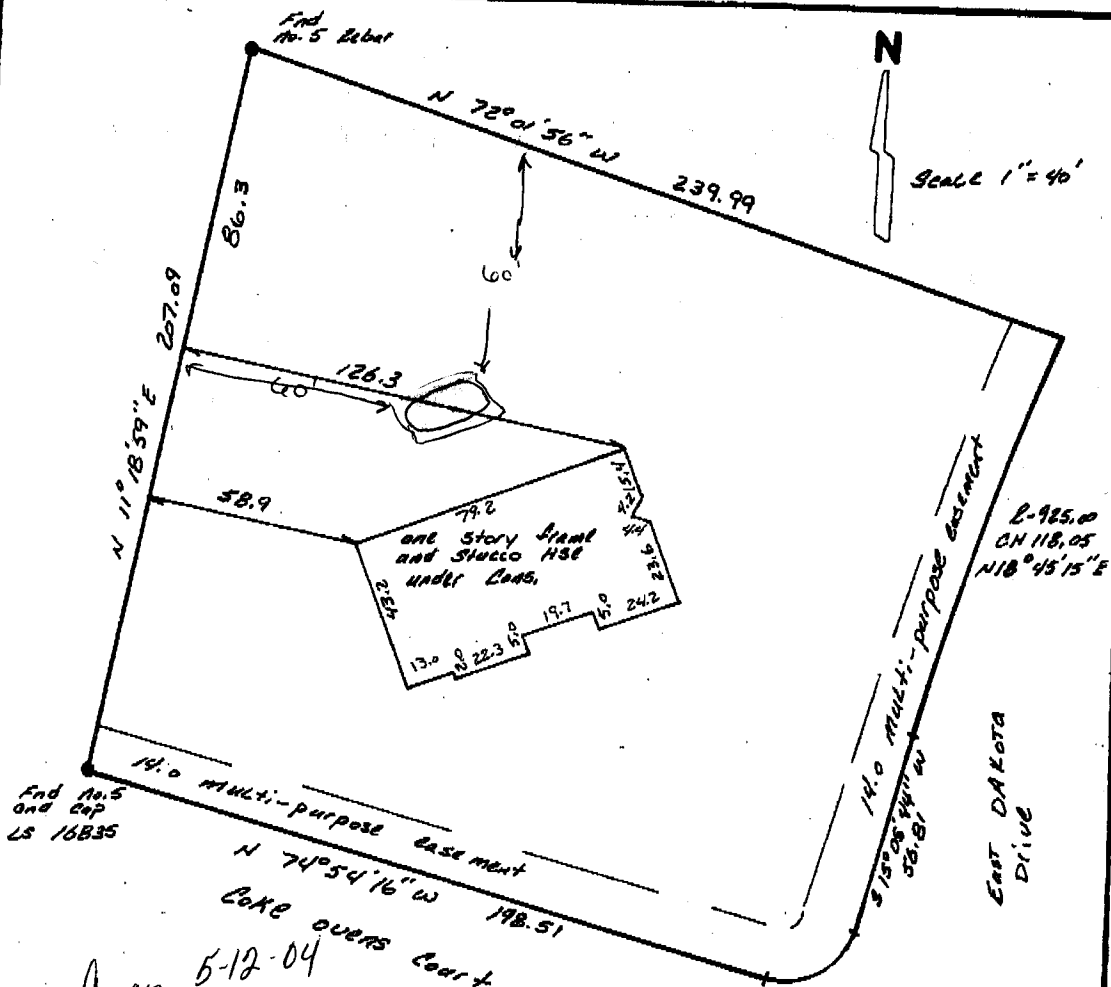
Department Approval [Signature]

Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Pool</u>
Utility Accounting <u>[Signature]</u>		Date	<u>5-12-04</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)



ACCEPTED *C. D. Caster* 5-12-04
 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.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 23, Block 1, Monument Valley Filing 5, Mesa County, Colorado.
 Legal Description and Easements of Record provided by First American Title Commitment No. 126905.

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

I further certify that the improvements on the above described parcel on this date 6/17/97, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon the described premises by improvements of any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Cecil D. Caster
 Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



Monument Surveying Co.
 755 Rood Avenue
 Grand Junction Co. 81501
 245-4189 ILC 97-251 6/24/97
 Gavegan property
 2220 Coke Ovens Ct.

E- 20.00
 CN 28.28
 N 68° 05' 44" E