

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

82204 - 15000 @

BLDG ADDRESS 320 DAKOTA CT SQ. FT. OF PROPOSED BLDGS/ADDITION ~~3382~~ 660

TAX SCHEDULE NO. 2945-193-02-006 SQ. FT. OF EXISTING BLDGS ~~1660~~ 2,722

SUBDIVISION MONUMENT VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 3,382

FILING 4 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER MICHAEL O'CONNELL NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 320 DAKOTA CT USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 263-0726 DESCRIPTION OF WORK & INTENDED USE 22-30 SHIP

(2) APPLICANT CHAD M. STORAGE TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3010 I 70 B. WOLF

(2) TELEPHONE 254-0460

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

Side 50' from PL, Rear 40' 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 1/23/04

Department Approval [Signature] Date 1-23-04

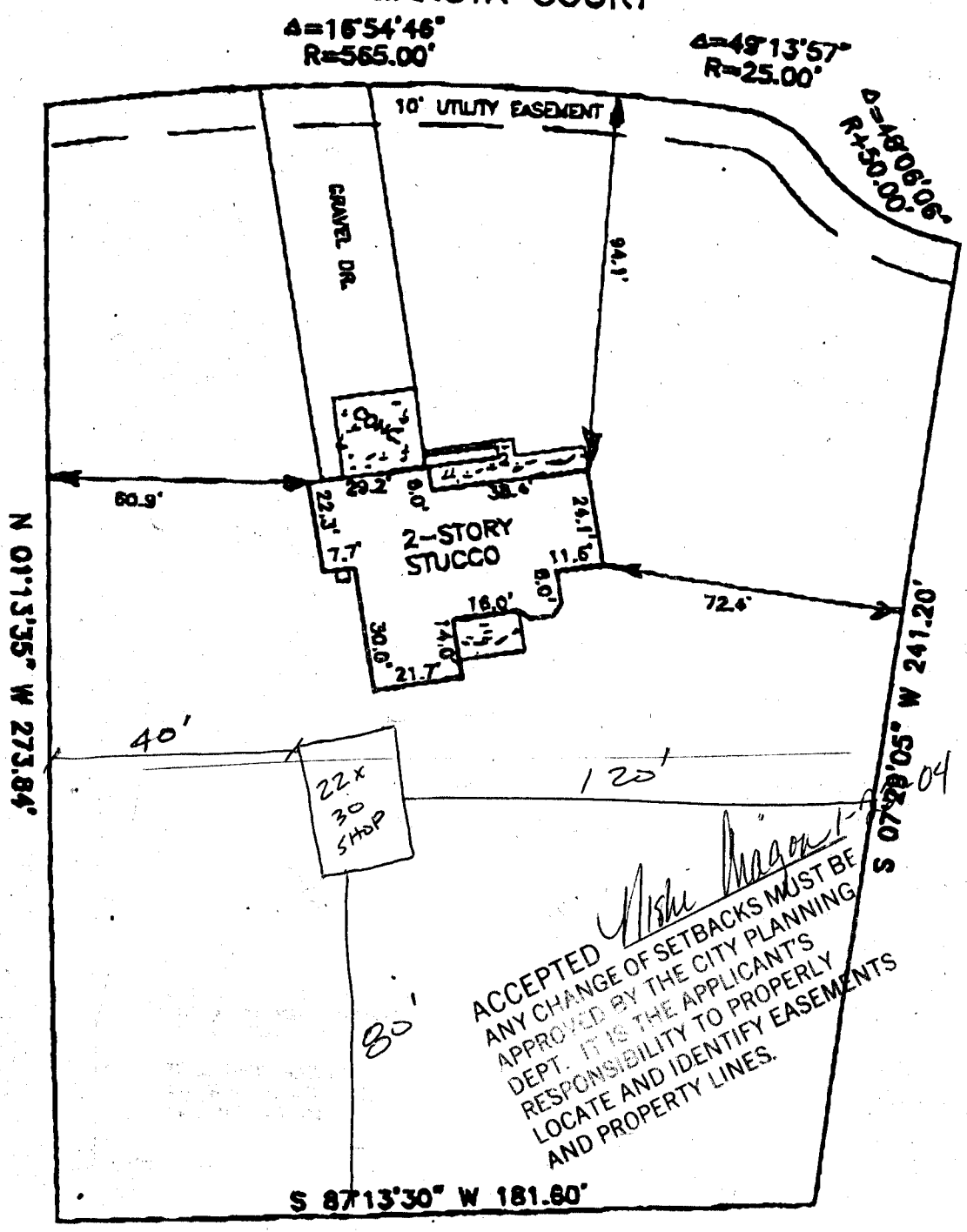
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Chg units</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/23/04</u>

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)

IMPROVEMENT LOCATION CERTIFICATE

DAKOTA COURT



$\Delta=16^{\circ}54'46''$
 $R=565.00'$

$\Delta=49^{\circ}13'57''$
 $R=25.00'$

$\Delta=48^{\circ}06'06''$
 $R=50.00'$

N 01°13'35" W 273.84'

S 07°28'05" W 241.20'

S 87°13'30" W 181.60'

ACCEPTED *Willa S. Mann*
 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.

Post-It: Fax Note	7671	Date	6/28	# of pages	2
To	Ron Seibert	From	Jim Kura		
Co/Dept		Co			
Phone #		Phone #	242-1725		
Fax #	242-0430	Fax #	246-5170		

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNIFIRST MORTG. CO. 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 LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE JUNE 5, 1998 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 APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

Willa S. Mann 6/8/98