

FEE \$ 10.00
 TCP \$ 1500
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2022 PAINT PONY
 Parcel No. 2947-153-38-012
 Subdivision INDEPENDENCE HEIGHTS
 Filing _____ Block 2 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3100
 Sq. Ft. of Lot / Parcel 16,863
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2400

OWNER INFORMATION:

Name DON BROYLES
 Address 181 LITTLE PARK RD.
 City / State / Zip GRAND JUNCTION CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name DON BROYLES
 Address _____
 City / State / Zip _____
 Telephone 970-254-8289

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 R201 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District A Driveway Location Approval ML
 (Engineer's Initials)

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).

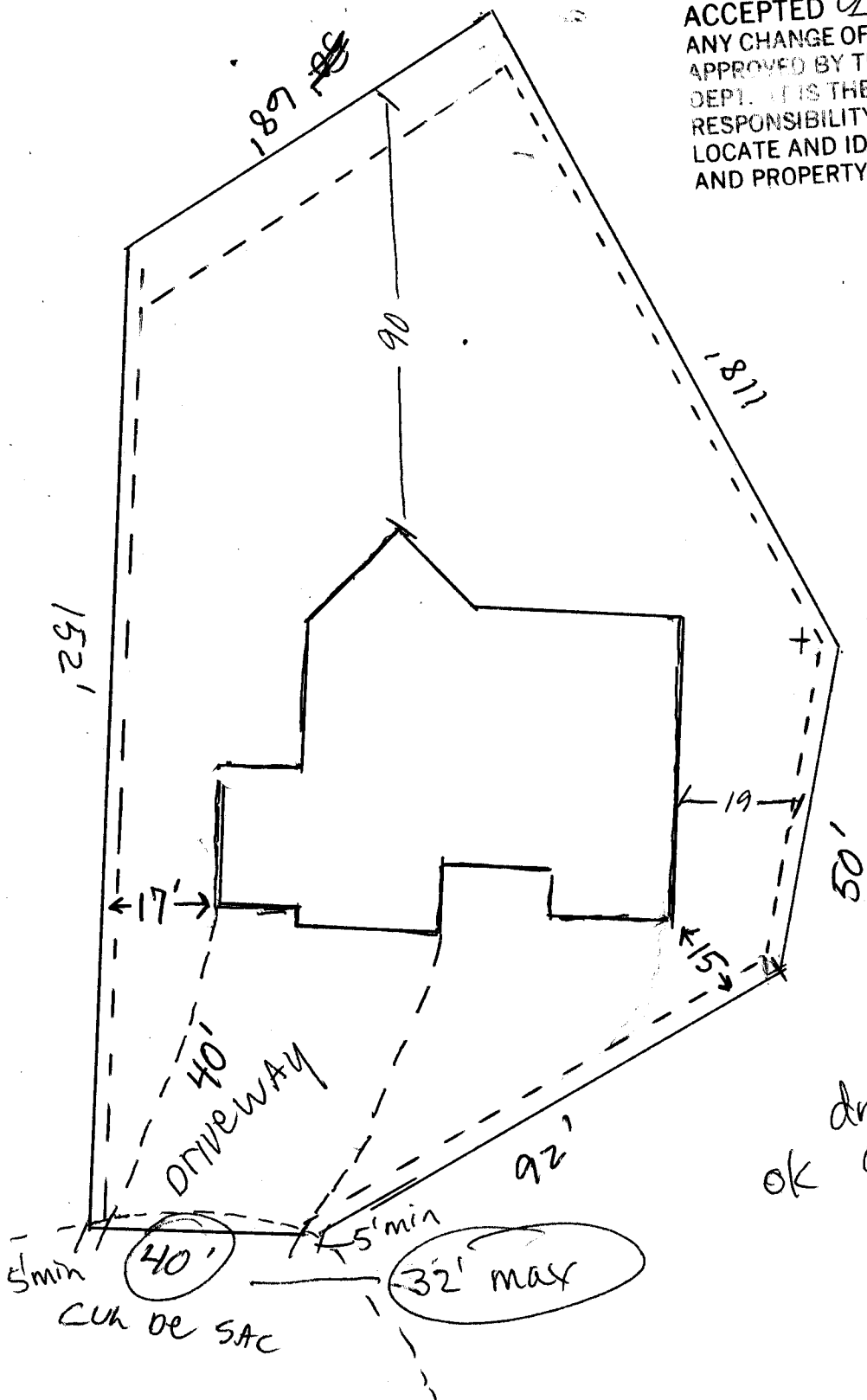
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7-20-04
 Department Approval NA [Signature] Date 7/23/04

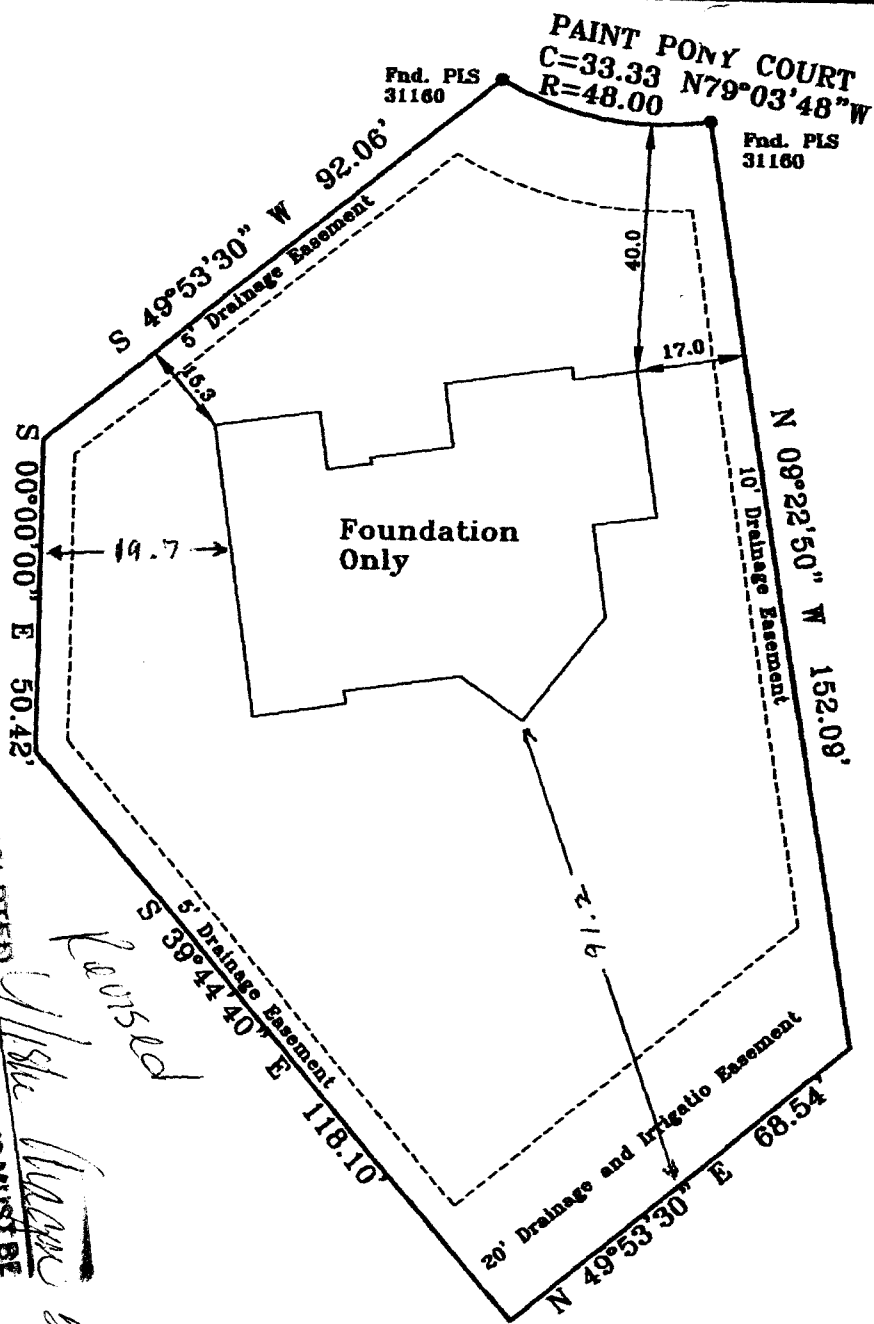
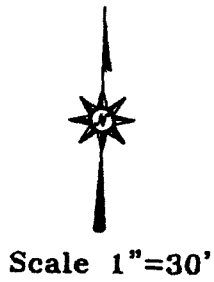
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17512
 Utility Accounting [Signature] Date 7/23/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Albi Aragon* 7/23/04
 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.



ok driveway
 as noted
 CU
 7/21/04



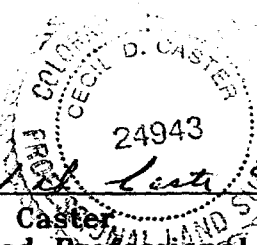
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 ANY CHANGE OF UTILITY PLANNING
 ANY CHANGE OF PROPERTY
 ANY CHANGE OF EASEMENTS
 AND PROPERTY LINES.


IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 7 in Block 2 of Independence Heights, Mesa County, Colorado. Legal Description and Easement of Record provided by Meridian land Title, File No. 70114.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for American National Bank, 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 9/20/01, 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 24943

	Monument Surveying Inc. 741 Rood Ave. Grand Junction, CO 81501
	245-4189 [LC 04-148] 9/21/04
	Broyles property 2022 Paint Pony Court