

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

34742-22666

BLDG ADDRESS 635 SILVER OAK DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 171 Sq. FEET

TAX SCHEDULE NO. 2945-034-49-004 SQ. FT. OF EXISTING BLDGS 1700 Sq. FEET

SUBDIVISION FALL VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 171 Sq. FEET

FILING 1 BLK 5 LOT 4

(1) OWNER LAURENCE F. + KATHLEEN BAUGHMAN

(1) ADDRESS 635 SILVER OAK DR.

(1) TELEPHONE 970-245-0181

(2) APPLICANT KATHLEEN BAUGHMAN

(2) ADDRESS 635 SILVER OAK DR.

(2) TELEPHONE 970-245-0181

NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS RESIDENCE

DESCRIPTION OF WORK & INTENDED USE SHADE AWNING

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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

SETBACKS: Front 15 House 20 Garage from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL

Maximum Height 32'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO X

Parking Req'mt 2

Special Conditions _____

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 Kathleen Baughman Date 3-3-04

Department Approval Mishi Magon Date 3/3/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>3/3/04</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)

ACKLAM ASSOCIATES, INC.

SURVEYING - ENGINEERING

Phone
970-263-0533
FAX
970-263-0553

2764 COMPASS DRIVE
SUITE 234
GRAND JUNCTION, COLORADO 81506

FND. #5 REBAR
& CAP
LS #24306

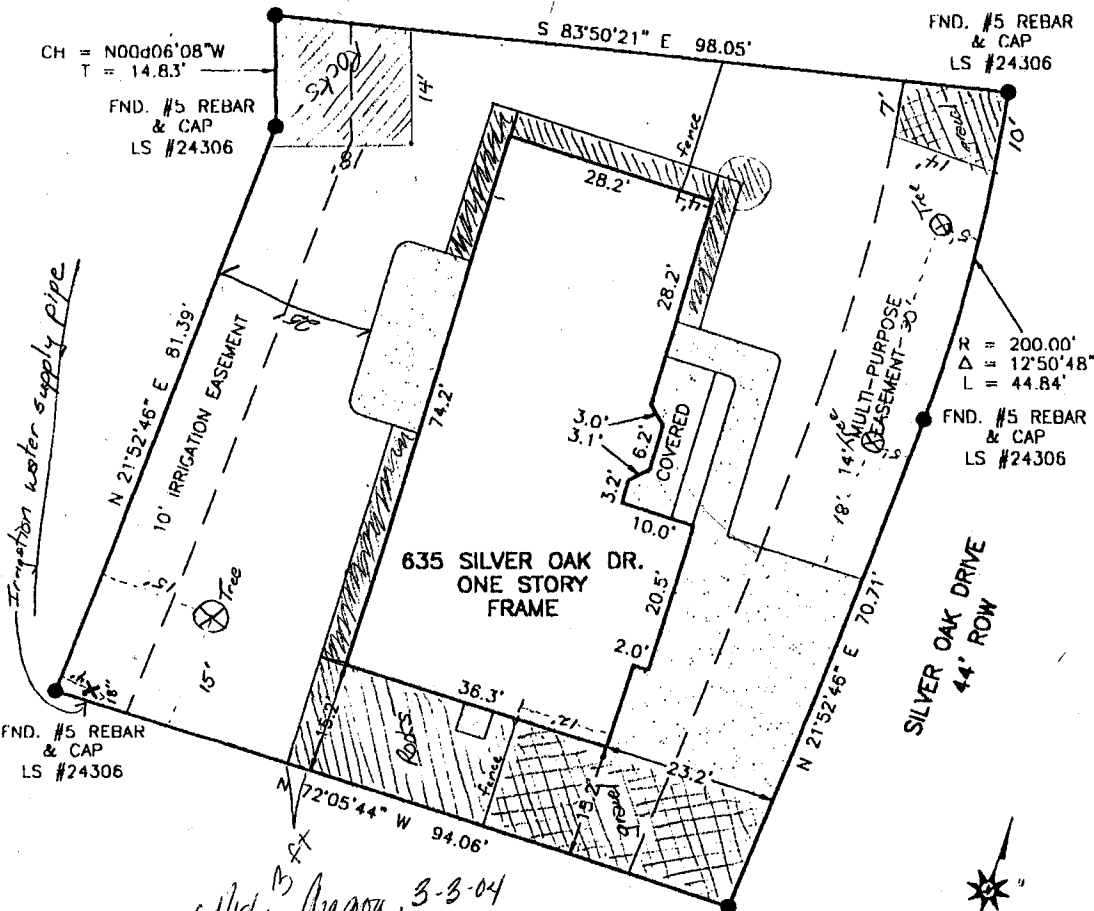
CH = N00d06'08"W
T = 14.83'

FND. #5 REBAR
& CAP
LS #24306

FND. #5 REBAR
& CAP
LS #24306

FND. #5 REBAR
& CAP
LS #24306

FND. #5 REBAR
& CAP
LS #24306



R = 200.00'
Δ = 12°50'48"
L = 44.84'

Scale: 1" = 20'

ACCEPTED *Mike Annon* 3-3-04
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.

- Notes: 1. All property lines shown taken from recorded subdivision plat.
- 2. No title information provided.

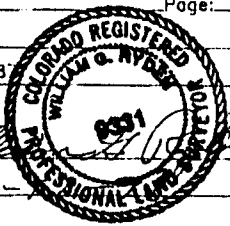
IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for FIDELITY MORT COMPANY and that it is not a land survey plat or Improvement survey plat, and that it 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 following described parcel on this date, 4-17-98, 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 on 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.

LEGAL DESCRIPTION:
LOT 4 IN BLOCK 5 OF FALL VALLEY SUBDMISION
FILING NO. 1, MESA COUNTY, COLORADO

Borrowers Name: BAUGHMAN

Field Book: _____ Page: _____
DWC: 1187
File No.: A1187
By: *William G. Ryden*
Date: 04-17-98



*Baughman - 635 Silver Oak Dr.
245-0181*