

FEE \$	10.00
TCP \$	9
SIF \$	9

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2568 Silver Oak Ct.  
 Parcel No. 2945-034-69-010  
 Subdivision FALL VALLEY  
 Filing 3 Block 5 Lot 1

2

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2020 Sq. Ft. Proposed 496  
 Sq. Ft. of Lot / Parcel 15,260  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 15,756

**OWNER INFORMATION:**

Name Douglas & Gayle Miller  
 Address 2568 Silver Oak Ct.  
 City / State / Zip Grand Jct. Co. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Marvin Weaver  
 Address PO Box 40946  
 City / State / Zip Grand Junction Co, 81504  
 Telephone 970-245-2589

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 31' x 16' Family Room & Bedroom

NOTES: Family Room & Bedroom & Has  
Fireplace

**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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15' House 20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> from PL Rear <u>30' 30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>b</u> Driveway Location Approval _____ (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).

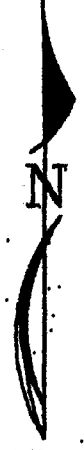
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Marvin Weaver Date 5-20-2004  
 Department Approval Alisa Wagon Date 5/20/04

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>J Adams</u> Date <u>5.20.04</u>

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)

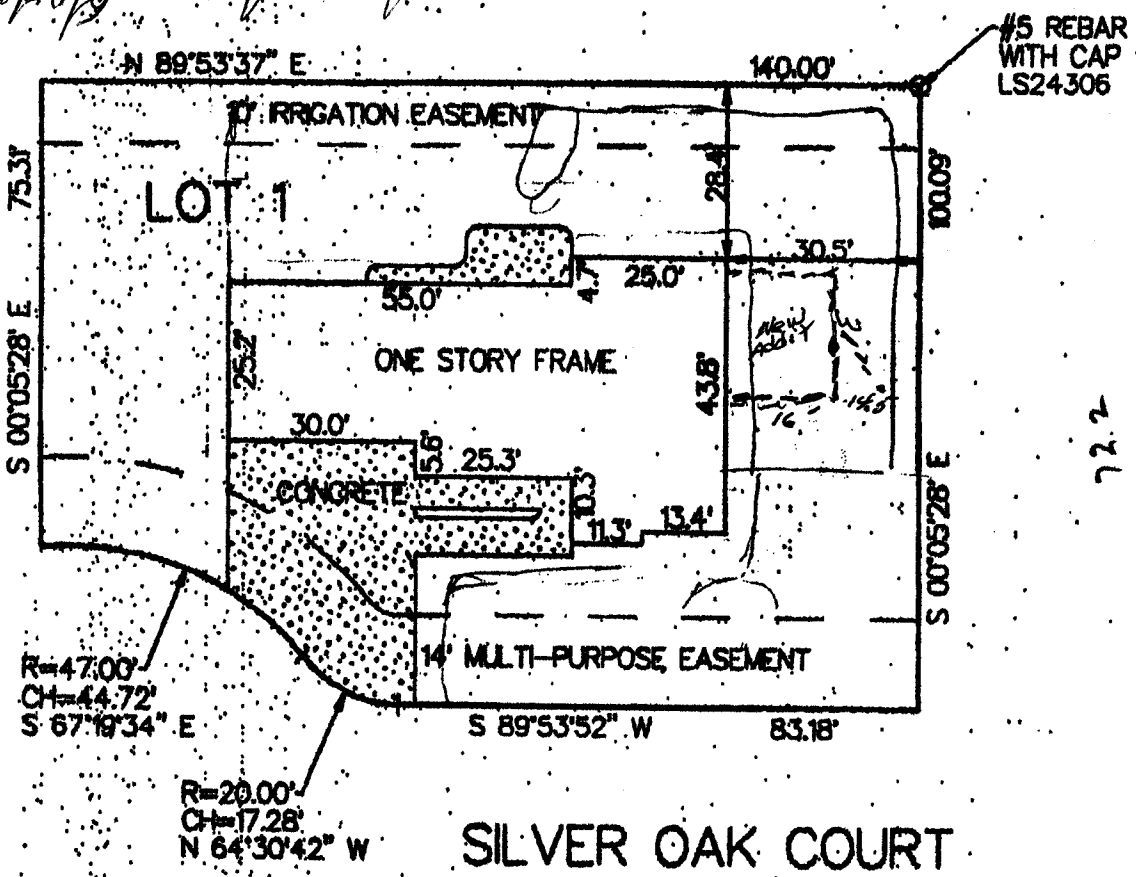
ABSTRACT & TITLE #00902248  
 MILLER ACCOUNT  
 LOT 1 IN BLOCK 5 OF FAIL VALLEY SUBDIVISION  
 FILING NO. THREE, MESA COUNTY, COLORADO.



SCALE: 1" = 30'

ACCEPTED  
 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

*Handwritten signature and date: 5/20/04*



72.2

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE  
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT  
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
 THIS DATE, 1/14/2000, 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 EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS  
 NOTED.

○ = FOUND MONUMENT AS DESCRIBED.

*Handwritten signature: Barry L. Haag*  
 BARRY L. HAAG PLS #27266

**SURVEYIT**