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

BLDG PERMIT NO. _____

Building Address 2873 Lobe CREEK Ct. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. ~~100000000~~ 2943.301-86.015 Sq. Ft. of Existing Bldgs 2644 Sq. Ft. Proposed 308
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel 12,332 ft.
 Filing 2 Block 3 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Betty J. Talbott
 Address 2873 Lobe CREEK COURT
 City / State / Zip GRAND JCT., CO. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition STORAGE SHED
 Other (please specify): _____

APPLICANT INFORMATION:

Name Betty J. Talbott
 Address 2873 Lobe CREEK COURT
 City / State / Zip GRAND JCT., CO. 81503
 Telephone 970-245-5932

*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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	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).

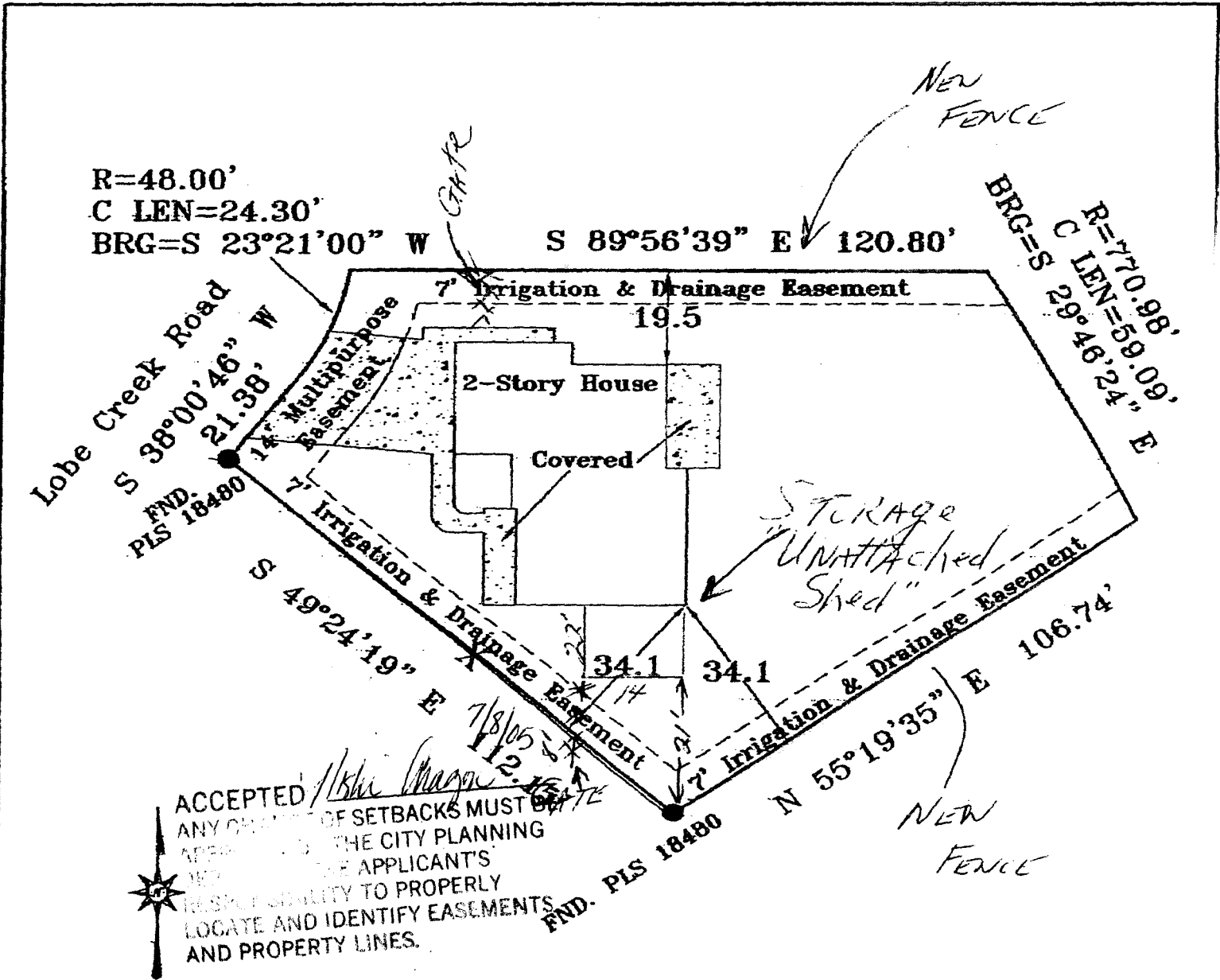
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Betty J. Talbott Date 7/7/05

Department Approval Michelle Magan Date 7/7/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>CNSD-billed</u>
Utility Accounting <u>Kate Adams</u>	Date <u>7/7/05</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)



ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 15, in Block 3 of UnawEEP Heights, Filing No. 2, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Heritage Title Co. Commitment No. 910-H0057699-097-NAF.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for The Mortgage Broker, 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 [unclear] connections are entirely