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 FEE \$ 10.00
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2692 Catalina Dr No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2701-264-19-CC2 Sq. Ft. of Existing Bldgs 1951 sqft Sq. Ft. Proposed 2200 sqft
 Subdivision paradise Hills Sub Sq. Ft. of Lot / Parcel 3
 Filing _____ Block 20 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Carson & Wendy Park
 Address 2692 Catalina Dr
 City / State / Zip Grand Jct, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): repair from master 4' re-root, stucco exterior

APPLICANT INFORMATION:

Name Carson & Wendy Park
 Address 2692 Catalina Dr
 City / State / Zip Grand Jct, CO
 Telephone 970-242-0135

***TYPE OF HOME PROPOSED:**

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

NOTES: 18'6" x 4' Garage Addition

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

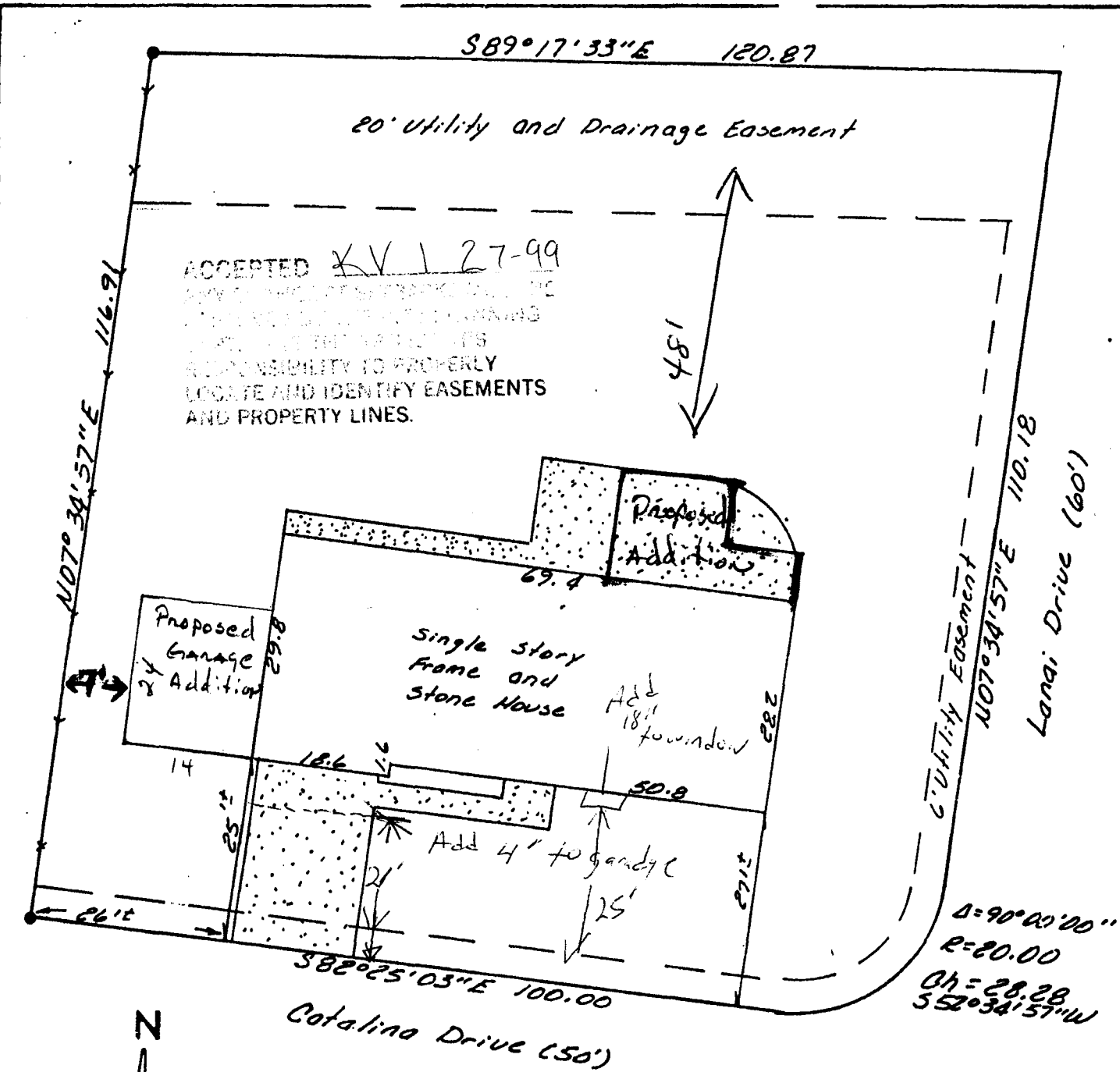
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Carson Park Date 4-13-06
 Department Approval Gayleen Harder Date 4-17-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 4/17/06
 Utility Accounting Kate Cisberry Date 4/17/06

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 KV 127-99
 ANY PERSON WHO CONTRACTS WITH AN ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Note: This property does not fall within the 100 year flood plain of the Colorado River.

Scale 1"=20'
 — = Fence

• Found Pin and Cap N.H.R.D. 2682

4-17-06
 ACCEPTED Daylen Horlen
 ANY PERSON WHO CONTRACTS WITH AN ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 2692 Catalina Drive, Lot 1, Block 20, Replat of Lot 10 Block 8; Lot 18 Block 6 and Bahamas Way of PARADISE HILLS FILING NO. THREE and Lots 11,12,16, 17,18 Block 15, Lot 1 Block 20; Lot 1 Block 19; Lots 1,2 Block 18; Lots 1,2 Block 17; Lot 1 Block 16, Lots 1,9 Block 13; Lots 1,21 Block 12; Lot 1 Block 10 and 27 Road of PARADISE HILLS FILING FOUR, Mesa County, Colorado.

I hereby certify that this improvement location certificate was prepared by a duly licensed professional engineer or surveyor, 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 fences, buildings, or other future improvements.

June 18, 1988

Great American Mortgage

except utility connections are entirely