

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 520 Compton St
Parcel No. ~~2~~ 2943-073-04-004
Subdivision Compton Subdivision
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 884 Sq. Ft. Proposed ~~7275~~ 6048
Sq. Ft. of Lot / Parcel 7275
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3104
Height of Proposed Structure 14'

OWNER INFORMATION:

Name Frank Moore
Address 520 Compton St.
City / State / Zip Grand Jct Co 81501

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

APPLICANT INFORMATION:

Name Frank Moore
Address 520 Compton St
City / State / Zip Grand Jct Co 81501
Telephone 970 245 4530

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: will be wood material with metal roof.

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>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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 Frank Moore Date _____
Department Approval W. Shu Date 12/29/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>W. Shu</u>	Date <u>12/29/06</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)

IMPROVEMENT LOCATION CERTIFICATE

520 COMPTON STREET

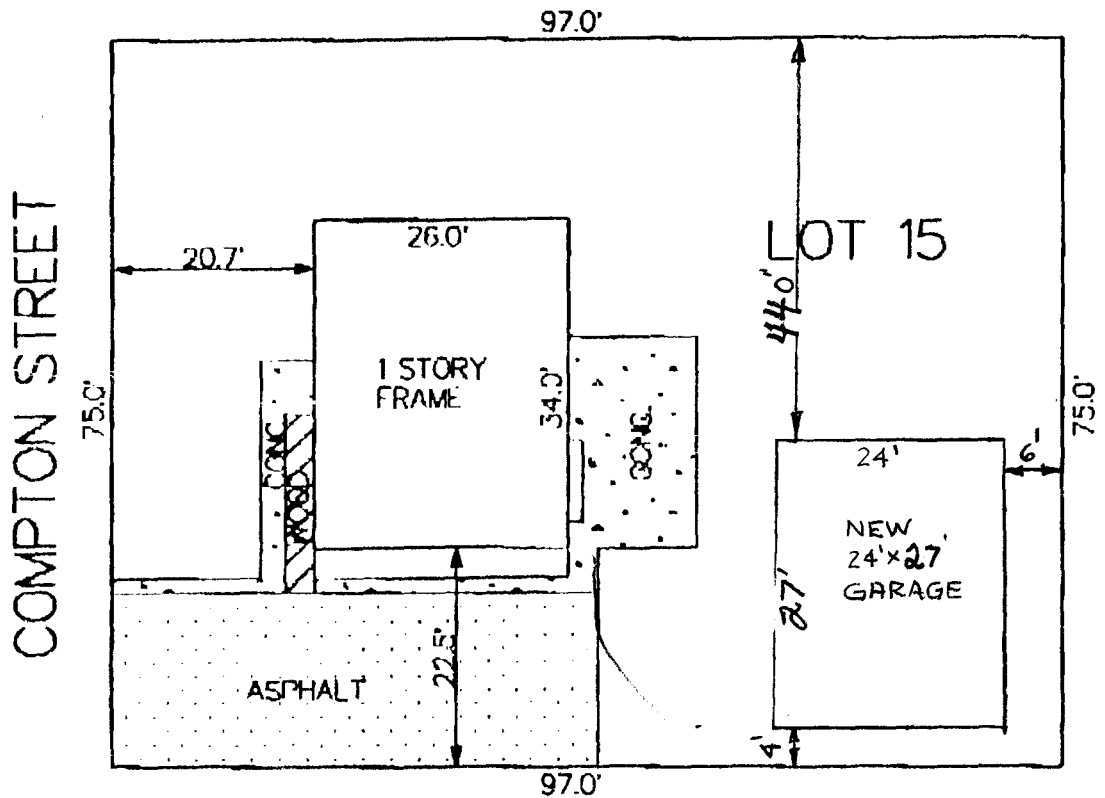
MOORE ACCT.
AMERICAN LAND TITLE #ALTC-8663

LOT FIFTEEN (15) OF COMPTON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 8 AT PAGE 11A, OFFICIAL RECORDS OF MESA COUNTY, COLORADO.

Alisa Haag
 IMPROVEMENTS MUST BE
 ACCORDING TO THE
 PLANNING
 12/29/00



SCALE: 1" = 20'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR CENTENNIAL SAVINGS BANK 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/16/94 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 PIN

BARRY L HAAG P.L.S. #27266



SURVEYIT



by **GLENN**

MALING:
2004 NORTH 12th
SUITE 17
GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY: BH.	DATE SURVEYED: 2/16/94
DRAWN BY: J.G.	DATE DRAWN: 2/16/94
REVISION:	SCALE: 1" = 20'