

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

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

BLDG PERMIT NO. _____

Building Address 2614 Partridge Ct.
 Parcel No. 2701-352-601-005
 Subdivision Partridge Farms
 Filing _____ Block _____ Lot 5

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4517 Sq. Ft. Proposed 4517
 Sq. Ft. of Lot / Parcel 1.31 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 12,000^{sq}
 Height of Proposed Structure 0

OWNER INFORMATION:

Name Jim & Kathy Filutze
 Address 2614 Partridge Ct.
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 12x36 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 E 50
 City / State / Zip Grand Junction 81505
 Telephone 241 4133

***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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>Set back from property line (PL) on Plat</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear <u>Plat</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

APPROVED
 APR 03 2006

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 [Signature] Date 4-3-06
 Department Approval [Signature] Date 4-3-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>	Date <u>4/3/06</u>		

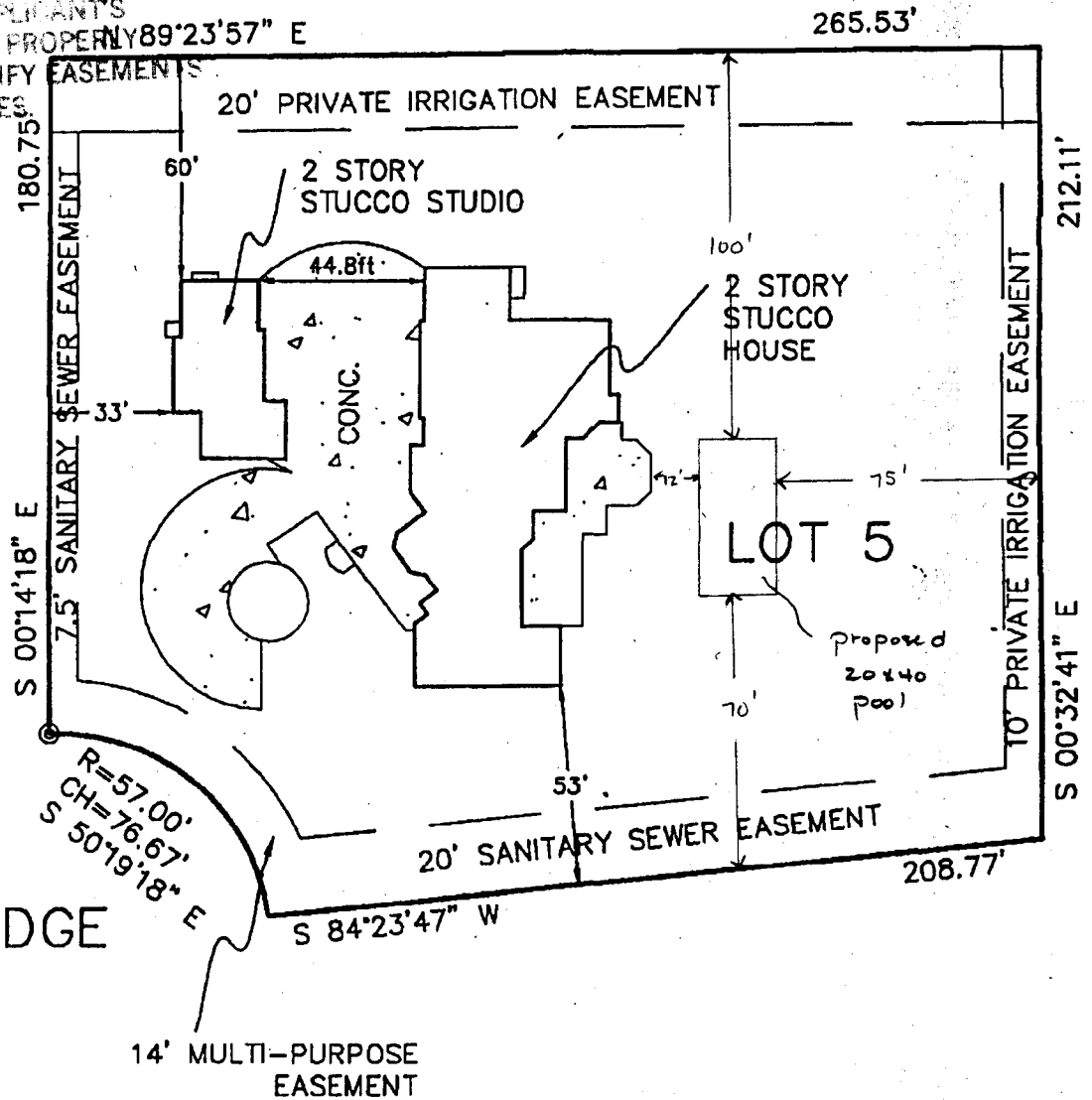
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ABSTRACT & TITLE
 FILUTZE ACCOUNT
 LOT 5 IN PARTRIDGE FARMS SUBDIVISION,
 MESA COUNTY, COLORADO.

SCALE: 1" = 50'

ACCEPTED *M. Ashu Araga 4/3/06*

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.



PARTRIDGE
 COURT

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GRAND VALLEY NATL. BK.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GRAND VALLEY NATL. BK. 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, 12/21/05 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.



MAILING:
 2754 COMPASS DRIVE
 SUITE 110
 GRAND JUNCTION, CO. 81508
 PHONE: 970-245-3777
 FAX 970 241-4847

SURVEYIT INC.

ROBERT J. LEVINE
 R.L.S. 29419