

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2808 1/2 Texas Ave No. of Existing Bldgs 3 No. Proposed add on
 Parcel No. 294307300020 Sq. Ft. of Existing Bldgs 1600⁷⁵⁰ Sq. Ft. Proposed 847
 Subdivision N/A Sq. Ft. of Lot / Parcel 8262 2672^{1st}
 Filing _____ Block _____ Lot _____ #175^{Wdg}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1600
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name E. Goakes
 Address 2808 1/2 Texas Ave
 City / State / Zip GA Co 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition To Shop
- Other (please specify): _____

APPLICANT INFORMATION:

Name Eric Goakes
 Address 2808 1/2 Texas Ave
 City / State / Zip GA Co 81501
 Telephone 250-6950

***TYPE OF HOME PROPOSED:**

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

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>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 _____ NO <u>X</u>		
Side <u>3'</u> <u>accessory</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>no change</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval <u>N/A</u>		
(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 Eric Goakes Date 2-27-06
 Department Approval Ronnie Edwards APA Date 2-27-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. O. [Signature]</u>	Date <u>2/27/06</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

FIRST AMERICAN LAND TITLE #00147154 2808 1/2 TEXAS AVE, 81501
GOATES ACCOUNT

A parcel of land situated in the NW1/4 of the SW1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Beginning at a point 411.56 feet North and 382 feet East of the Southwest Corner of the SW1/4 of the NW1/4 of the SW1/4 of said Section 7;

thence North 153.56 feet;

thence East 54.26 feet;

thence South 153.56 feet;

thence West 54.28 feet to the Point of Beginning;

Together with a non-exclusive easement along and across the following described tract of land, to wit:

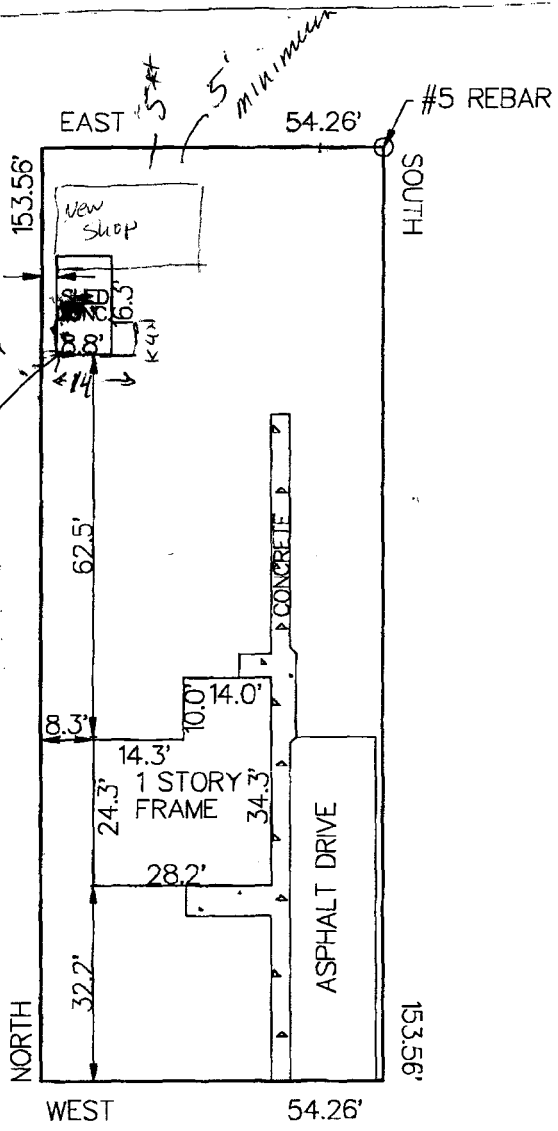
Beginning at a point 411.56 feet North and 30 feet East of the Southwest Corner of said SW1/4 of the NW1/4 of the SW 1/4;

thence East 562.26 feet;

thence South 40 feet;

thence West 562.26 feet;

thence North 40 feet to the Point of Beginning.



SCALE: 1" = 30'

ACCEPTED *Ronnie 7/27/06*
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

336 \$
 x 2

 672 \$
 +
 175 \$

 new bldgs

TEXAS AVE

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 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, 10/8/02 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.