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TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 245 TIANNA WAY
 Parcel No. 2943-293-24-003
 Subdivision CRISTA LEE
 Filing _____ Block 3 Lot 3

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name KENNETH G. SHOVICK
 Address 245 TIANNA WAY
 City / State / Zip GRAND JUNC. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED 8x16

APPLICANT INFORMATION:

Name KENNETH SHOVICK
 Address 245 TIANNA WAY
 City / State / Zip G.J. Co. 81503
 Telephone 970-846-8204

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): SHED 8x16

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 _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>25</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ <small>(Engineer's Initials)</small>

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 Kenneth Shovich Date 9-18-06
 Department Approval [Signature] Date 9/18/06

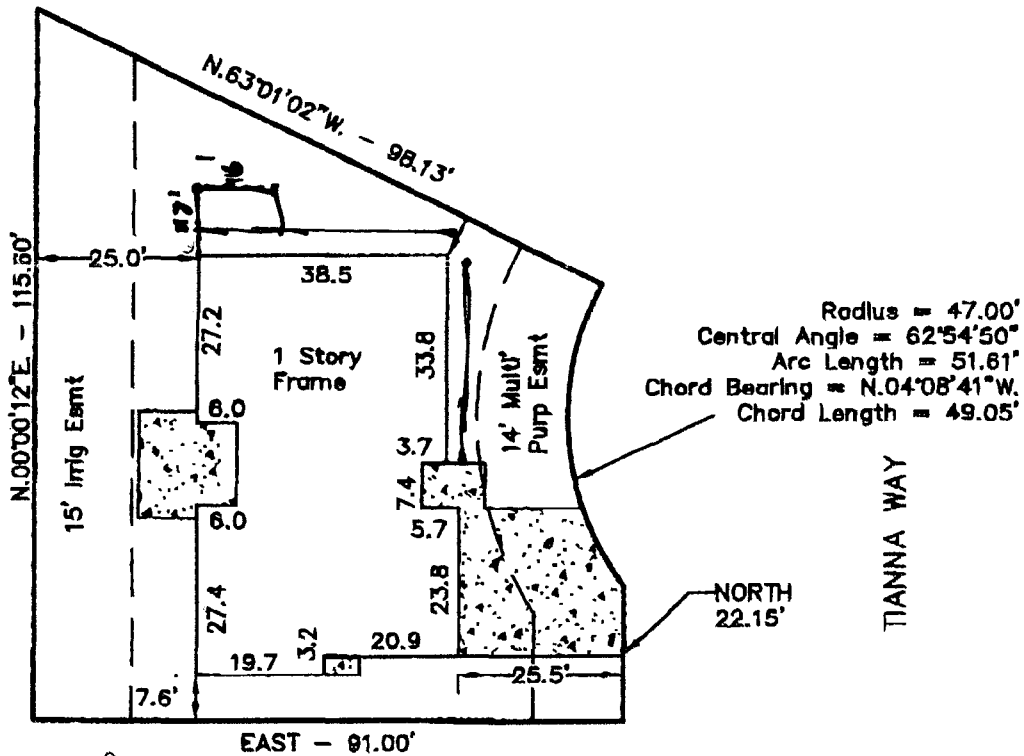
Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/18/06</u>			

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)

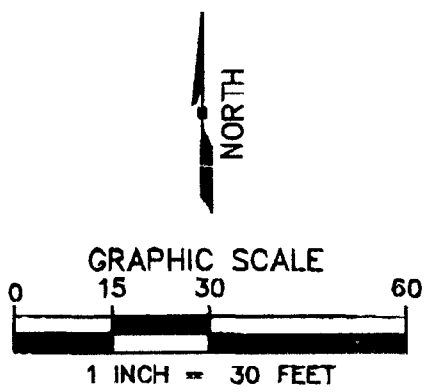
IMPROVEMENT LOCATION CERTIFICATE

245 Tianna Way, Grand Junction, Colorado 81503

Lot 3 In Block 3 of CRISTA LEE SUBDIVISION, Mesa County, Colorado



ACCEPTED *[Signature]* 8/18/06
 ANY CHANGES MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT'S
 RECORDS SECTION. PROPERLY
 LOCATE ALL EASEMENTS
 AND PROPERTY LINES.



TITLE INFORMATION
 PROVIDED BY:
 Meridian Land Title
 FILE NO GJB65000732
 BORROWER Shovick

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Meridian Land Title, THAT THIS 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 LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 08/22/06, 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 OF ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

[Signature] 8/22/06
 James L. White PLS 31170