

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

13213-8269

Building Address 2575 Galley Ln
 Parcel No. 2945-031-01-001
 Subdivision LINDA
 Filing _____ Block 1 Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 744
 Sq. Ft. of Lot / Parcel 1 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Mike Cote
 Address 2575 Galley Ln
 City / State / Zip G. J. Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): detached Garage Storage-Cars.

APPLICANT INFORMATION:

Name Dowd Construction
 Address P.O. Box 23
 City / State / Zip Loma Co 81524
 Telephone 970-216-1133

***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 R-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20/05 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 15/3 from PL Rear 30/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions _____
 Voting District B 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 James L. Dowd Date 10/24/07
 Department Approval JMR Date 10/24/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR / WTR change</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/07</u>		

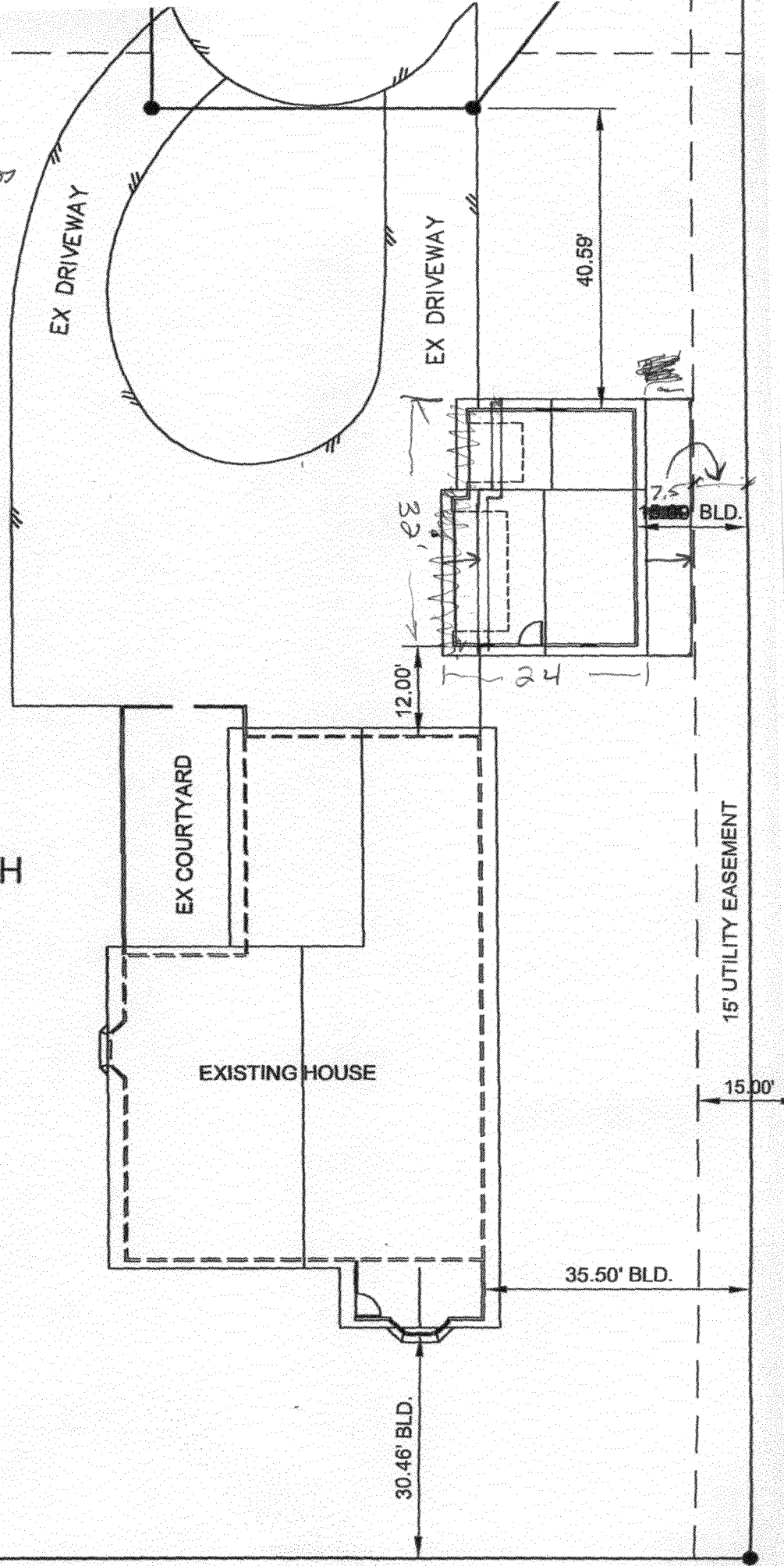
Judith P...
ACCEPTED 10/24/07

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

preferred option

45-031-01-001
COTE & YVONNE K. FINCH
15 GALLEY LANE
JUNCTION, CO 81505

LOT 1
DA SUBDIVISION

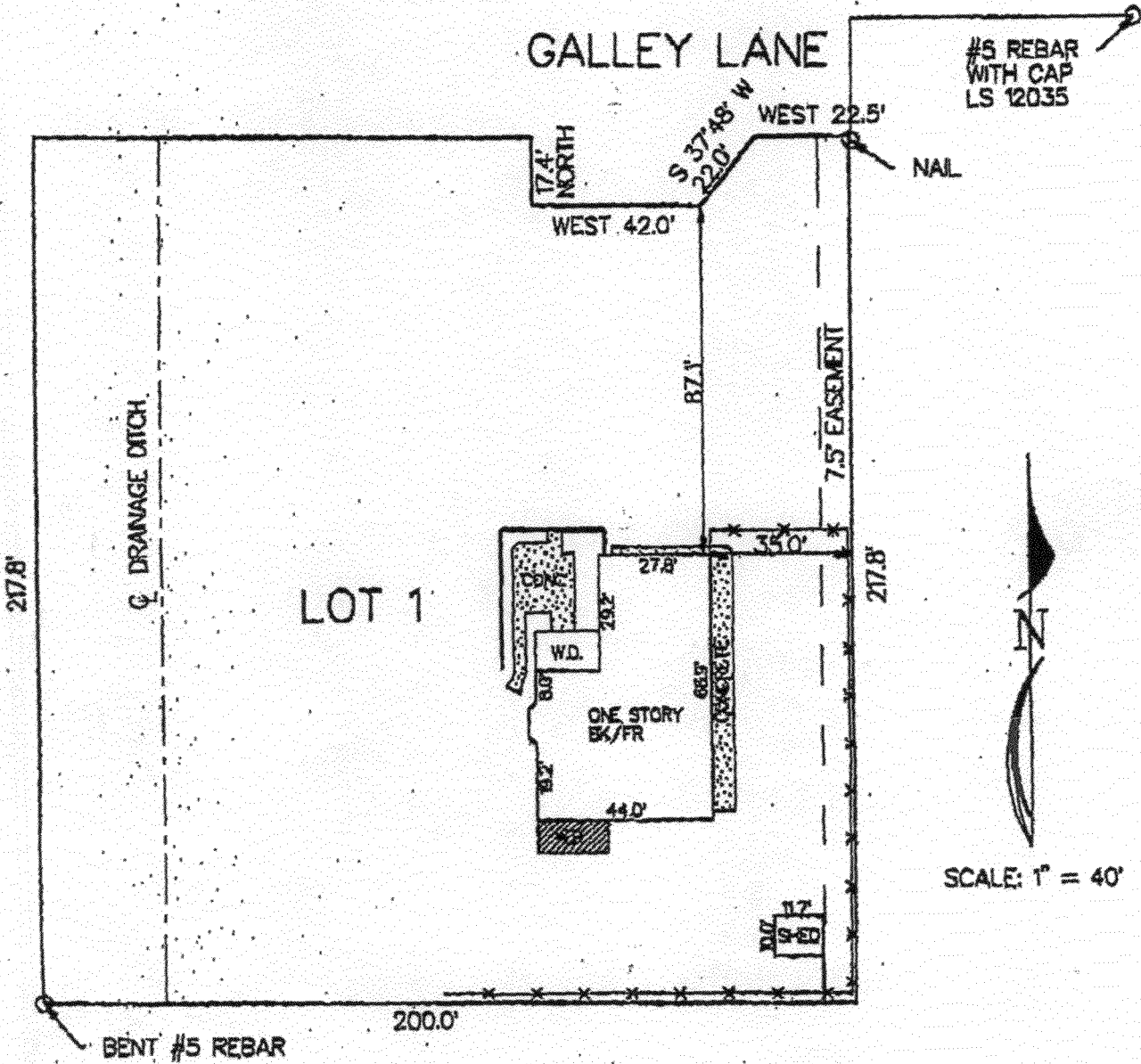


IMPROVEMENT LOCATION CERTIFICATE

MERIDIAN LAND TITLE: #35883
MOORE ACCOUNT

2575 GALLEY LANE

Lot 1 in
LINDA SUBDIVISION,
EXCEPTING THEREFROM that portion thereof conveyed to the County of Mesa for street purposes as contained in instrument recorded in
Book 701, Page 348, described as follows:
Beginning at a point 22.5 feet West of the Northeast corner of Lot 1, Linda Subdivision; thence South 37°48' West 22 feet; thence West 42
feet; thence North 17.4 feet to the North boundary line of said lot; thence East along the North boundary line of said lot to the point of
beginning,
Mesa County, Colorado.



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO
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, 2/22/99 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.