

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 315 Lilac Ln No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. 2945-101-06-007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision First Fruitridge Sub Amended Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name James A. Newman
 Address 315 Lilac Ln
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name James A. Newman
 Address 315 Lilac Ln
 City / State / Zip Grand Junction CO 81505
 Telephone 256-0655

***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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>7'</u> from PL Rear <u>25'</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)

PAID
 APR 17 2008
TB

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 A. Newman Date 4-7-08
 Department Approval Gayleen Henderson Date 4-7-08

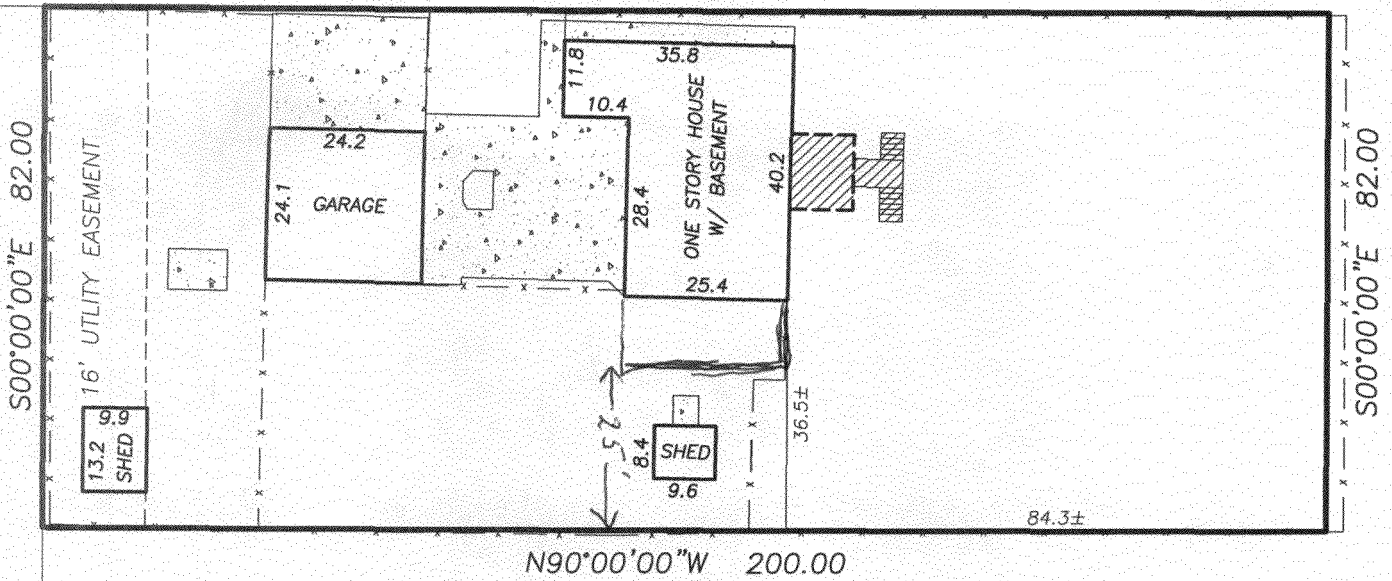
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>4/7/08</u>		

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)

LILAC LANE

Edge of asphalt

N90°00'00"E 200.00



N90°00'00"W 200.00

4-7-08

ACCEPTED *Gayle Henderson*

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



DESCRIPTION:

The North 82 feet of Lot 5 in Block 1 of FIRST FRUITRIDGE SUBDIVISION AMENDED PLAT OF BLOCK 1 AND BLOCK 4, City of Grand Junction, Mesa County, Colorado.

NO TITLE WORK WAS PROVIDED

TAX SCHEDULE NO. 2945-101-06-007

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for JAMES NEWMAN; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 04/01/2008, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

David Morris

David M. Morris, Registered Colorado Land Surveyor #30111



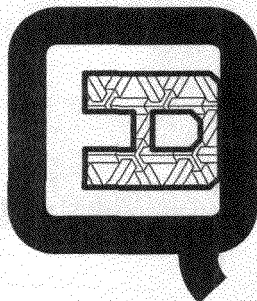
IMPROVEMENT LOCATION CERTIFICATE

315 LILAC LANE, GRAND JUNCTION, CO. 81505

FOR: NEWMAN ILC

SCALE: 1 IN = 30 FT

DATE: 04/01/2008



Q.E.D. SURVEYING SYSTEMS, Inc.
1018 COLORADO AVE
GRAND JUNCTION, CO
81501-3521
(970) 241-2370
FAX: 241-7025

SURVEYED BY: JMM, CR, TM

DRAWN BY: JMM & MEM

ACAD ID: NEWMAN ILC

SHEET NO.

FILE: 2008-086.2