

FEE \$	10.00
TCP \$	
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2944 Margaret Dr  
 Parcel No. 2943-293-34-006  
 Subdivision Chipeta West  
 Filing 1 Block 2 Lot 6

No. of Existing Bldgs 2 No. Proposed Same  
 Sq. Ft. of Existing Bldgs 1959 Sq. Ft. Proposed 2071  
 Sq. Ft. of Lot / Parcel 9234 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2071  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Floyd J. Abrames  
 Address 2944 Margaret Dr  
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shed - existing

**APPLICANT INFORMATION:**

Name Floyd J. Abrames  
 Address 2944 Margaret Dr  
 City / State / Zip Grand Junction, Co 81503  
 Telephone 970-242-8297

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): no water or sewerage add for

NOTES: per voluntary compliance request (for 2948 in error)

**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.**

**PAID**  
 DEC 01 2008

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>R4</u>	Maximum coverage of lot by structures <u>50</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

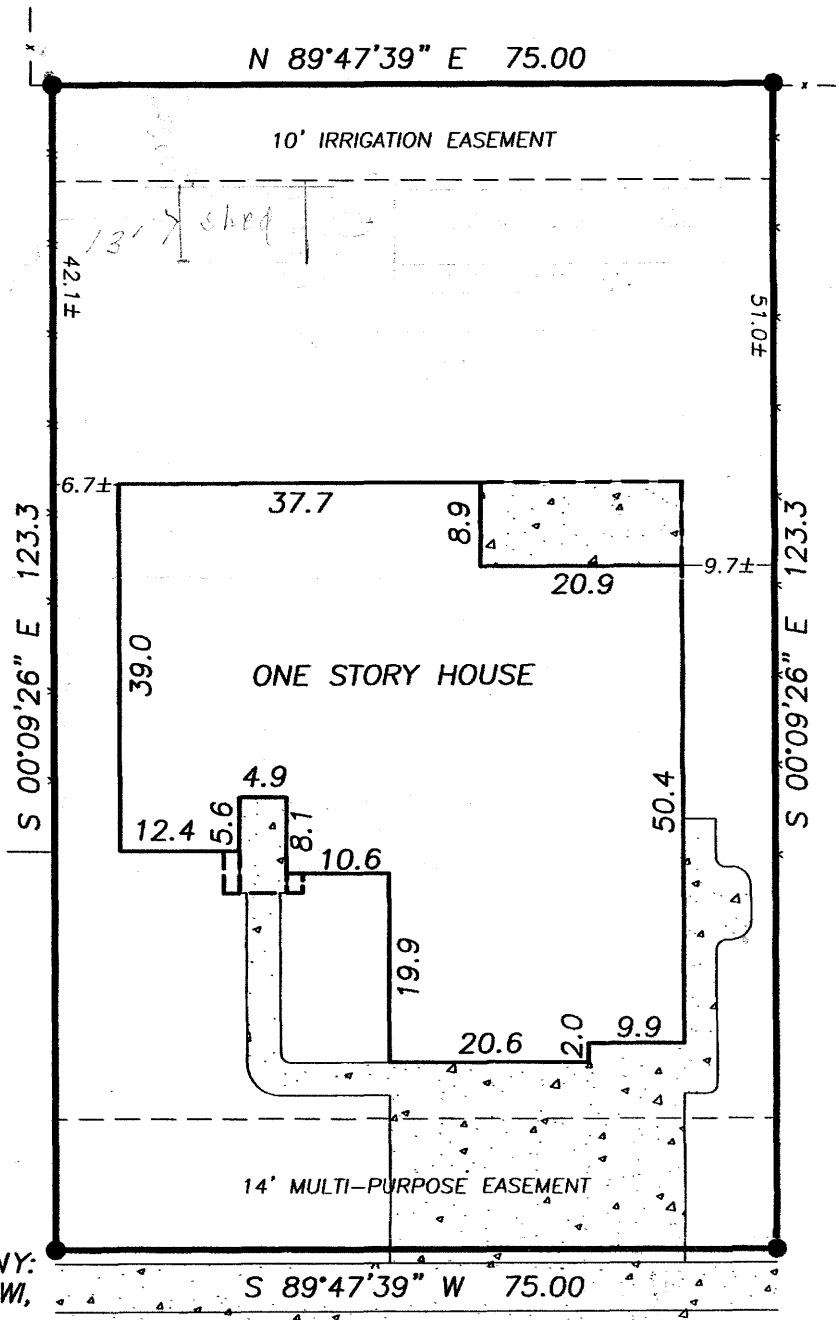
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Floyd Abrames Date 12-1-08  
 Planning Approval C McKee Date 12/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water or sewerage usage</u>
Utility Accounting <u>Done</u>	Date	<u>12/1/08</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**LEGEND & NOTES**

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

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

**DESCRIPTION:**

LOT 6 IN BLOCK 2 OF CHIPETA WEST SUBDIVISION

COUNTY OF MESA, STATE OF COLORADO

FIRST AMERICAN HERITAGE TITLE COMPANY:  
 COMMITMENT NO; 910-H0206497-097-SW,  
 AMENDMENT NO. A

TAX SCHEDULE NO. 2943-293-34-006

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for FIRST AMERICAN HERITAGE TITLE; 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, 05/06/2008, 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.

ACCEPTED  
 ANY CHANGE OF RECORDS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION  
 WITH RESPONSIBILITY TO  
 THE CITY ENGINEER AND IDENTIFY  
 ALL EASEMENTS AND PROPERTY LINES.

