

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55856

07-2310-01-5

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2888 DARLA DRIVE TAX SCHEDULE NO. 2943-064-07-007
SUBDIVISION DARLA JEAN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 434
FILING _____ BLK 6 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1688
(1) OWNER KENT & SANDRA HAULMAN NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2888 DARLA DRIVE
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-6420 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT KENT & SANDRA HAULMAN USE OF EXISTING BLDGS SINGLE FAMILY HOME
(2) ADDRESS 2888 DARLA DRIVE DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 241-6420 SUN ROOM, BATH, SMALL WORKSHOP

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 25' from PL
Maximum Height 32'
CENS.T. 10 T.ZONE 22 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Sandra Haulman Date 4/16/96
Department Approval Marcia Patideaux Date 4-16-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Ceballos Date 4-16-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

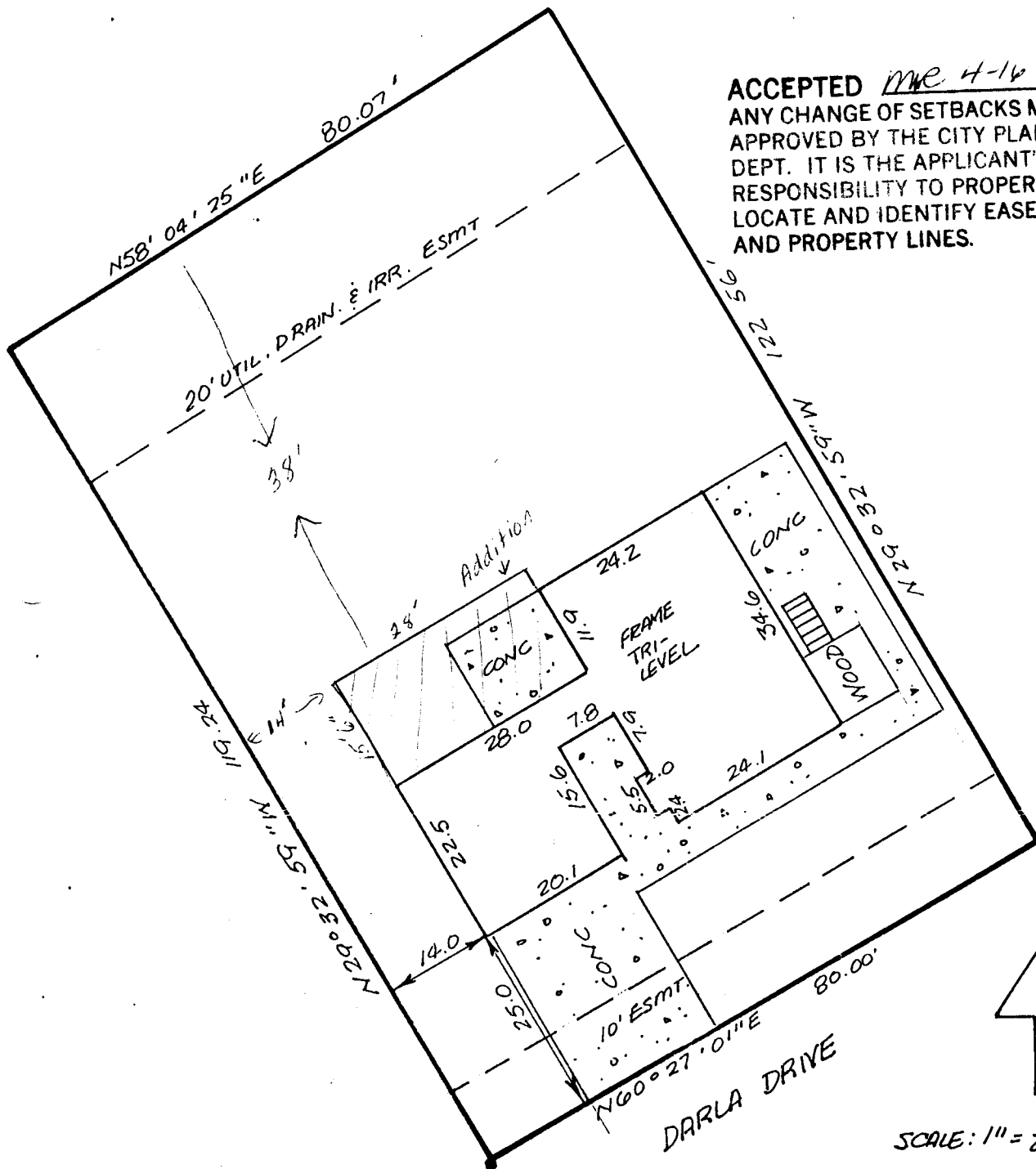
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

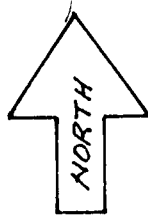
2888 DARLA DRIVE, GRAND JUNCTION,

LOT SEVEN (7) IN BLOCK SIX (6) OF DARLA JEAN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 11 at page 162, OFFICIAL RECORDS, MESA COUNTY, COLORADO.

American Land Title #ALTC-7804



ACCEPTED me 4-16-96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

ZONE X Panel No 080115 0480C July 15, 1992

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Directors 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 8/12/93 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 THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L GLENN RLS 12770

SURVEYIT

PHONE: 303-245-3777

FAX: 241-4847



by GLENN

MAILING: 2004 NORTH 13th, SUITE 7, GRAND JUNCTION, CO. 81501

SURVEYED BY: B.H.

DATE SURVEYED: 8-12-93

DRAWN BY: L.T.

DATE DRAWN: 8-12-93

REVISION:

SCALE: 1" = 20'

