

FEE \$	10 ⁻
TCP \$	0
SIF \$	0

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

house → 74317d
 garage →
 BLDG PERMIT NO. 74318



Your Bridge to a Better Community

BLDG ADDRESS 760 27 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION Home 3000 Garage 1500

TAX SCHEDULE NO. 2701-362-00009 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION VANHole (min sub) TOTAL SQ. FT. OF EXISTING & PROPOSED 4500

FILING - BLK - LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction

(1) OWNER Larry & Sheryl VANHole NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction

(1) ADDRESS 3925 Appelwood USE OF EXISTING BUILDINGS New Home New Garage

(1) TELEPHONE 245-3478 DESCRIPTION OF WORK & INTENDED USE SAME

(2) APPLICANT Concept Builders TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2616 H 3/4 Rd

(2) TELEPHONE 241-1050

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 RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or 45' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 16 ANNEX# _____

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 [Signature] Date 3/10/00

Department Approval Ronnie Edwards Date 3/27/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12971</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/27/00</u>		

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)

7'0 27 Rd-

VAN HOLE MINOR SUBDIVISION
 LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36,
 T.1 N., R.1 W., U.M., MESA COUNTY, COLORADO

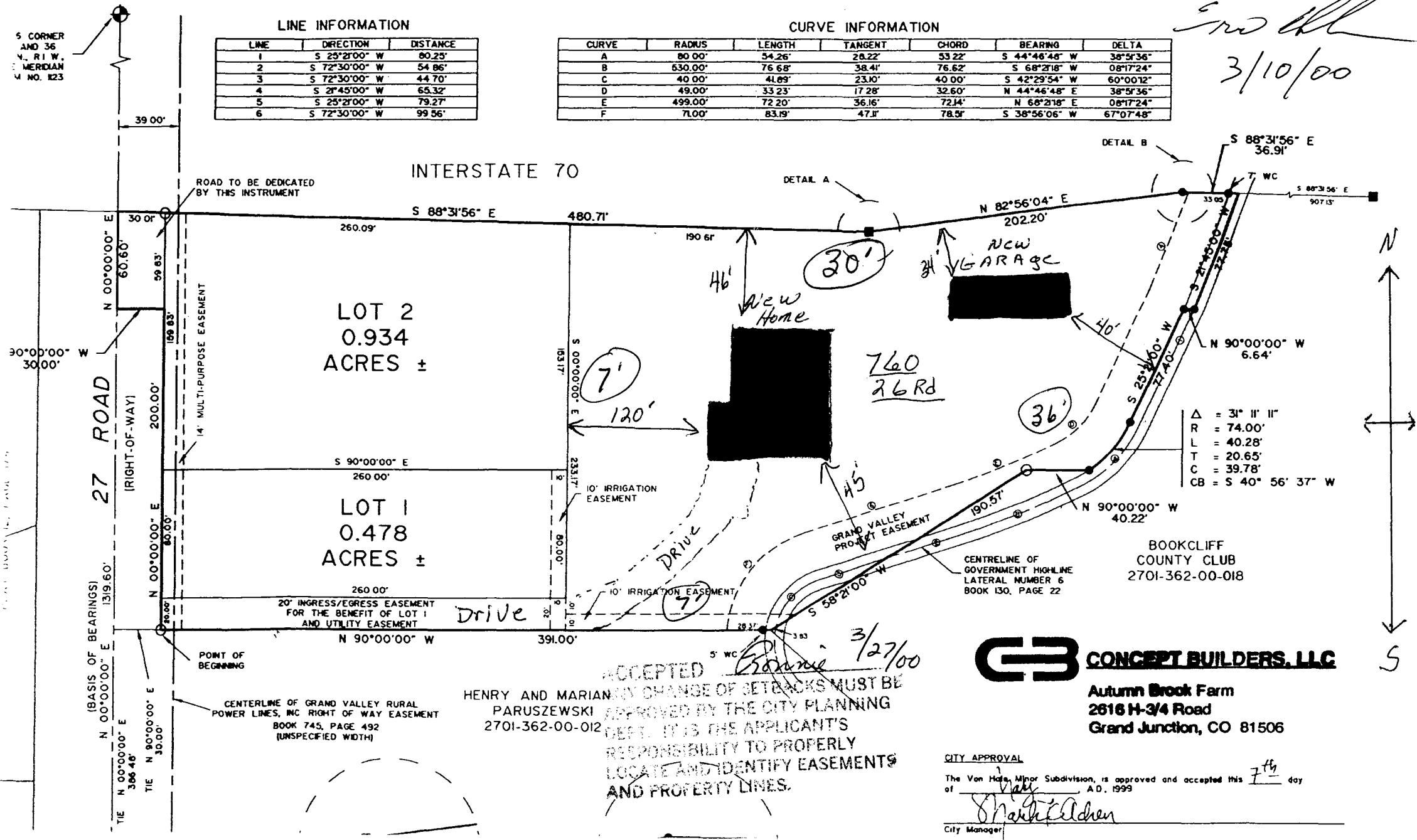
DRIVE O.K.
 End All
 3/10/00

LINE INFORMATION

LINE	DIRECTION	DISTANCE
1	S 25°21'00" W	80.25'
2	S 72°30'00" W	54.86'
3	S 72°30'00" W	44.70'
4	S 2°45'00" W	65.32'
5	S 25°21'00" W	79.27'
6	S 72°30'00" W	99.56'

CURVE INFORMATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	80.00'	54.26'	28.22'	53.22'	S 44°46'48" W	38°5'36"
B	630.00'	76.68'	38.41'	76.62'	S 68°21'18" W	08°17'24"
C	40.00'	41.89'	23.10'	40.00'	S 42°29'54" W	60°00'12"
D	49.00'	33.23'	17.28'	32.60'	N 44°46'48" E	38°5'36"
E	499.00'	72.20'	36.16'	72.14'	N 68°21'18" E	08°17'24"
F	71.00'	83.19'	47.11'	78.51'	S 38°56'06" W	67°07'48"



CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE
 Van Hole being the sole own
 recorded in Book 2487, of F
 Mesa County Clerk and Recor
 under the name and style of
 Junction, County of Mesa, St

DESCRIPTION OF VAN HOLE

A tract of land located in th
 Range 1 West, Ute Meridian,
 follows:

Beginning of the southwest
 N 00° 00' 00" E, 386.48'
 corner of Section 36, Town
 the west line of the SW 1/4
 N 00° 00' 00" E, with all

- 1 Thence N 00° 00' 00"
- 2 Thence N 90° 00' 00"
- 3 Thence N 00° 00' 00" Interstate 70;
- 4 Thence S 88° 31' 56"
- 5 Thence N 82° 56' 04"
- 6 Thence S 88° 31' 56" center Government Hig
- 7 Thence S 2° 45' 00"
- 8 Thence N 90° 00' 00" Highline Lateral Numbe
- 9 Thence S 25° 21' 00"
- 10 Thence southwesterly 40' with a radius of 74.00'
- 11 Thence N 90° 00' 00"
- 12 Thence S 58° 21' 00"
- 13 Thence N 90° 00' 00"

Van Hole Minor Subdivision c

That said owner does hereby
 the accompanying plat as fo

- 1 All Streets and Rights-c forever;
- 2 All Utility Easements to utilities and appurtenant TV lines, natural gas
3. All Multi-Purpose Easem as perpetual easement and appurtenances the natural gas pipelines, installation and manter grade structures.
- 4 All Irrigation Easement: lots and tracts hereby maintenance and repai
- 5 All Grand Valley Project installation, maintenance
6. Ingress/Egress Easem egress purposes for th use by public services, police, and emergency

All easements include the r
 and across by the beneficiar
 or remove interfering trees
 easements shall utilize the s
 owners of lots or tracts be
 erecting or placing any mor
 egress to and from the eas

ACCEPTED
 HENRY AND MARIANNY CHANGE OF SETBACKS MUST BE
 PARUSZEWSKI APPROVED BY THE CITY PLANNING
 2701-362-00-012 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

CONCEPT BUILDERS, LLC
 Autumn Brook Farm
 2616 H-3/4 Road
 Grand Junction, CO 81506

CITY APPROVAL
 The Van Hole Minor Subdivision, is approved and accepted this 7th day
 of July A.D. 1999
Shirley Alden
 City Manager