

Single family - add. Shed

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



EX

Your Bridge to a Better Community

BLDG ADDRESS 606 Landon Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 8x10

TAX SCHEDULE NO. 2943-053-62-154 SQ. FT. OF EXISTING BLDGS 1643 #

SUBDIVISION Del Mar TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 4 BLK 1 LOT 4 NO. OF DWELLING UNITS
 Before: 1 After: 1 this Construction

(1) OWNER Eugene N Boone NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 606 Landon Ct USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 970-263-8091 DESCRIPTION OF WORK & INTENDED USE Storage shed

(2) APPLICANT Eugene N Boone TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Shed

(2) ADDRESS 606 Landon Ct

(2) TELEPHONE 970-263-8091

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 PR 3.1 Maximum coverage of lot by structures PAID

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 5' from PL Parking Req'mt TB _____

Maximum Height 32' Special Conditions _____

CENSUS 11 TRAFFIC 45 ANN# _____

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 Eugene N. Boone Date 3-16-2000

Department Approval Ronnie Edwards Date 3-16-00

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>3/16/00</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)

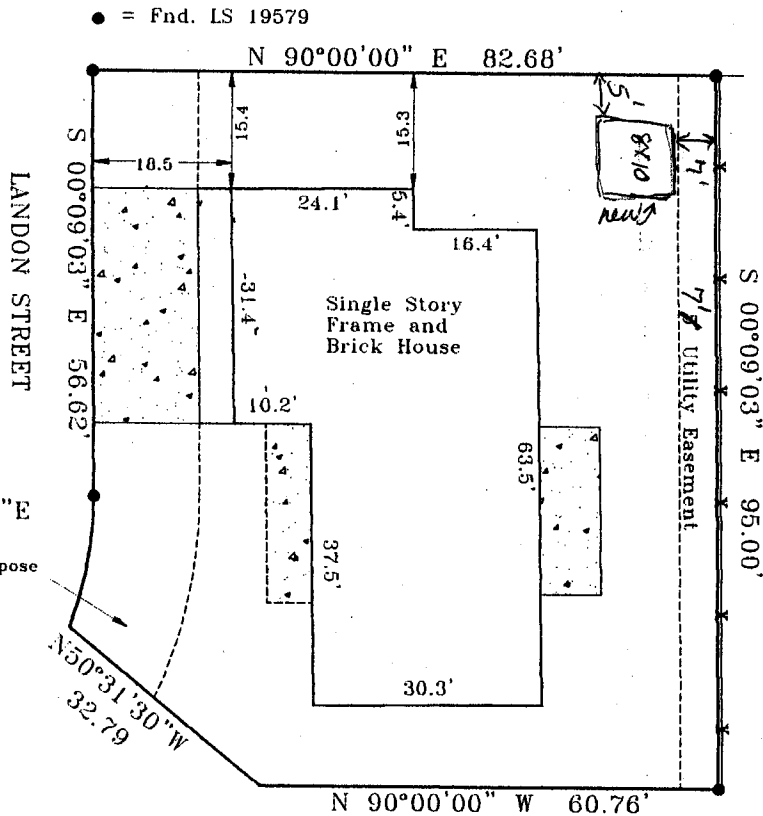


Scale 1"=20'

606 Landon-

R=48.00
C=17.84
N10°33'25"E

14' Multipurpose Easement



Note: This Document is warranted for a period of 1 year from date of certification.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 4, Block 1, Del-Mar Subdivision, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title, Commitment No. 00136276.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp., that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/26/00, 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 of 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.

Cecil D. Caster 2491-31-00
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 24943



Monument Surveying Co.
741 Rood Ave.
Grand Junction, CO 81501
245-4189/EC 00-21 | 1/31/00
Boone property
808 Landon Ct.