

Planning \$ <u>10.00</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>75761</u>
FILE # _____

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

ex

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2565 Ranch Rd.</u>	TAX SCHEDULE NO. <u>2701-344-18-002</u>
SUBDIVISION <u>Wilson Ranch</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>500</u>
FILING <u>WR #4</u> BLK <u>3</u> LOT <u>2</u>	SQ. FT OF EXISTING BLDG(S) <u>2010</u>
OWNER <u>Timothy and Stephanie Sherman</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS <u>2565 Ranch Rd. Grand Jct.</u>	CONSTRUCTION
TELEPHONE <u>970-241-3240</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT <u>Timothy and Stephanie Sherman</u>	CONSTRUCTION
ADDRESS <u>2565 Ranch Rd.</u>	USE OF ALL EXISTING BLDGS _____
TELEPHONE <u>970-241-3240</u>	DESCRIPTION OF WORK & INTENDED USE: _____
<u>room addition</u>	

✓ **Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>FD</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2</u>
SIDE: <u>10</u> from PL REAR: <u>20</u> from PL	SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT _____	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

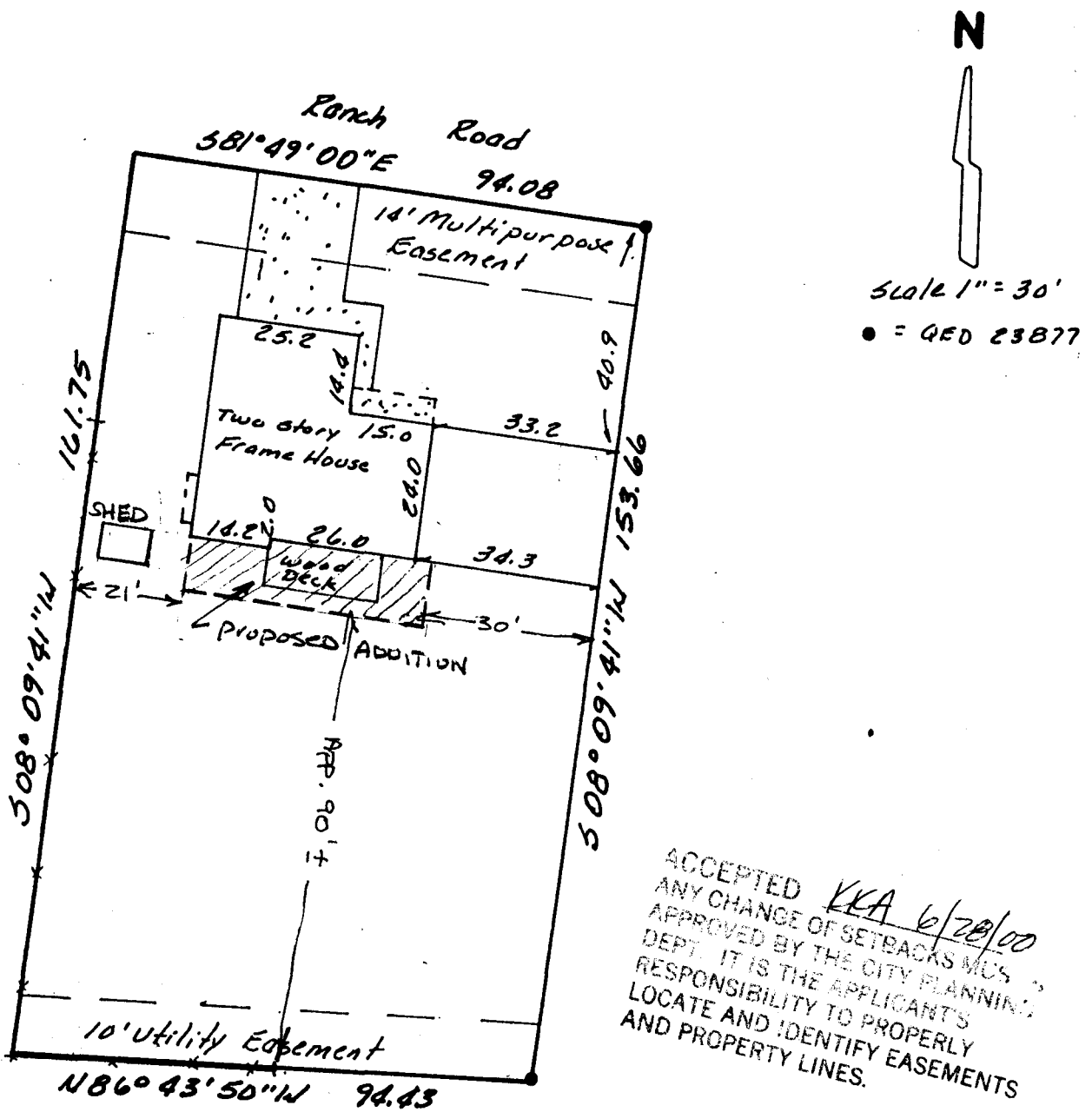
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Stephanie Sherman</u>	Date <u>June 22, 2000</u>
Department Approval <u>Kristen K. Wilbeck</u>	Date <u>6/28/00</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>6/28/00</u>		

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

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



This property does not fall within any apparent flood plain.

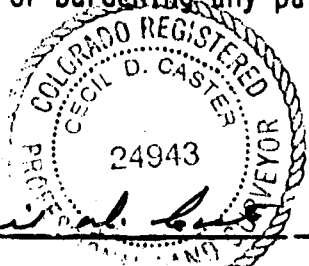
**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** Lot 2, Block 3, Wilson Ranch Filing No. Four, Mesa County, Colorado.

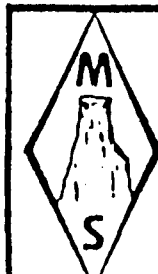
Legal Description and Easements of Record provided by First American Title, Commitment No. 00127823.

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

I further certify that the improvements on the above described parcel on this date 9/19/97, except utility connections are entirely within the boundaries of the parcel, except as shown, that there no encroachments upon the described premises by improvements of any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



*Cecil D. Caster*  
Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. Number 24943



**Monument Surveying Co.**

755 Road Avenue  
Grand Junction Co. 81501

245-4189	ILC 97-389	9/22/9
----------	------------	--------

Sherman property  
2565 Ranch Road