

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 81505



Your Bridge to a Better Community

14163-8985

BLDG ADDRESS 623-25 Road G.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 400.00

TAX SCHEDULE NO. 2945-044-00-077 SQ. FT. OF EXISTING BLDGS 2047.00

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2447.00

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER Gabriel Gutierrez

(1) ADDRESS 623-25 Road

(1) TELEPHONE (970) 245-2316

(2) APPLICANT Gabriel Gutierrez

(2) ADDRESS 623-25 Rd. G.J.

(2) TELEPHONE (970) 245-2316

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

USE OF EXISTING BUILDINGS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE garage

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 D-1

SETBACKS: Front 15' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt 2

Special Conditions expansion ok up to 20% of existing floor area.

CENSUS 10 TRAFFIC 20 ANNX# \_\_\_\_\_

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 Gabriel Gutierrez

Date 9/11/01

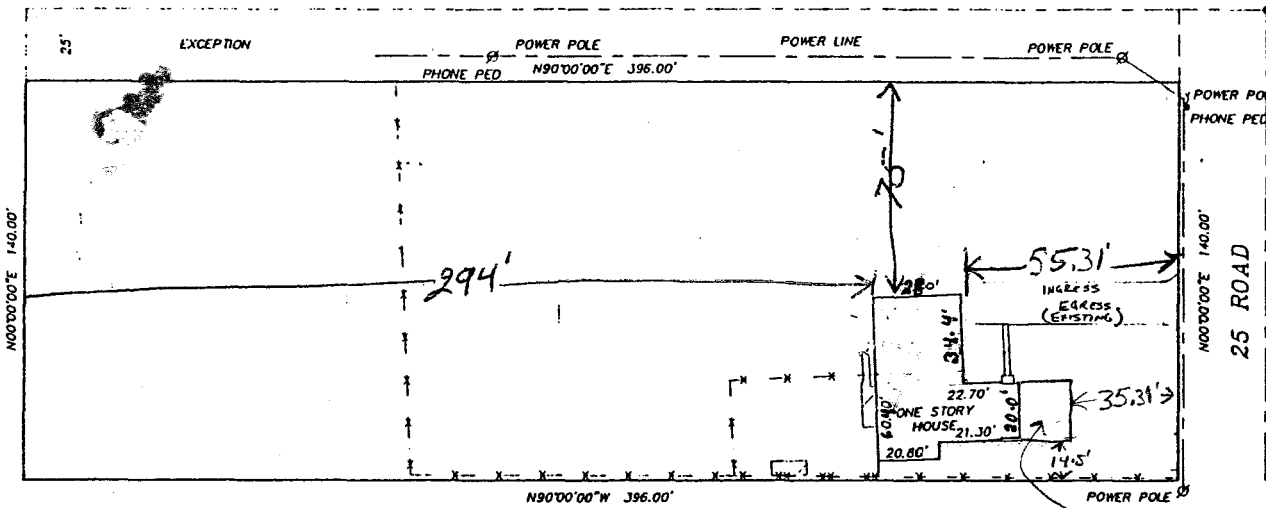
Department Approval C. Taysa Gibson

Date 9/11/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in use</u>
Utility Accounting	<u>Ch Marshall Cole</u>	Date	<u>9/11/01</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)



MESA COUNTY  
SURVEY MARKER  
NE CORNER  
SE1/4 SE1/4  
SECTION 4  
T1S, R1W, U.M.

Proposed garage  
20'x20'

● FOUND SURVEY MONUMENTS  
THIS PROPERTY DOES NOT FALL WITHIN  
THE 100 YEAR FLOOD PLAIN

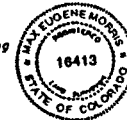
DESCRIPTION: THE NORTH 2 1/2 ACRES OF THE NE1/4 SE1/4 SE1/4 OF SECTION 4,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, EXCEPT THE NORTH 25  
FEET THEREOF AS CONVEYED IN DEED RECORDED IN BOOK 928 AT PAGE 789,  
AND EXCEPT THAT PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT  
WHENCE THE NORTHEAST CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 4  
BEARS EAST 396 FEET; THENCE WEST 264 FEET; THENCE SOUTH 165 FEET; THENCE  
EAST 264 FEET; THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, MESA  
COUNTY, COLORADO.

ADDRESS: 623 25 ROAD  
TAX SCHEDULE: 2945-044-00-077  
FIRST AMERICAN: 121275

IMPROVEMENT LOCATION CERTIFICATE


I hereby certify that this improvement location certificate was prepared  
for NORWEST MORTGAGE; 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, 8/31/95, 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.

*Max E. Morris* 9/1/95  
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

623 25 ROAD

FOR: GUTERREZ	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 GOLD AVE. GRAND JUNCTION COLORADO 81501 974-7568 241-2370</p>	SURVEYED BY: DS RM
SCALE: 1" = 30'		DRAWN BY: CB
DATE: 8/1/95		ACAD ID: GUTERRE
		SHEET NO.
		FILE: 95242

ACCEPTED OF SETBACKS MUST BE  
 ANY CHANGE BY THE CITY PLANNING  
 APPROVED BY THE APPLICANTS  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

