

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 82640



Your Bridge to a Better Community

BLDG ADDRESS 252 1/2 27 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1680 Sq Ft.
 TAX SCHEDULE NO. 2945-251-02-012 SQ. FT. OF EXISTING BLDGS 895 Sq Ft.
 SUBDIVISION Cox's Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1680 Sq Ft.
 FILING _____ BLK Cox's Subdivision LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Cameron Masson NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 252 1/2 27 1/2 Rd USE OF EXISTING BUILDINGS Vacant House
 (1) TELEPHONE 242-0006 DESCRIPTION OF WORK & INTENDED USE Replace with New Home
 (2) APPLICANT M Worley Contracting TYPE OF HOME PROPOSED: PATH
 (2) ADDRESS 3226 Bunting Ave. _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 434 7038 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 RMF-8 Maximum coverage of lot by structures 70%
 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 10' from PL Parking Req'mt 2
 Maximum Height 35 Special Conditions _____
 CENSUS 13 TRAFFIC 80 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).

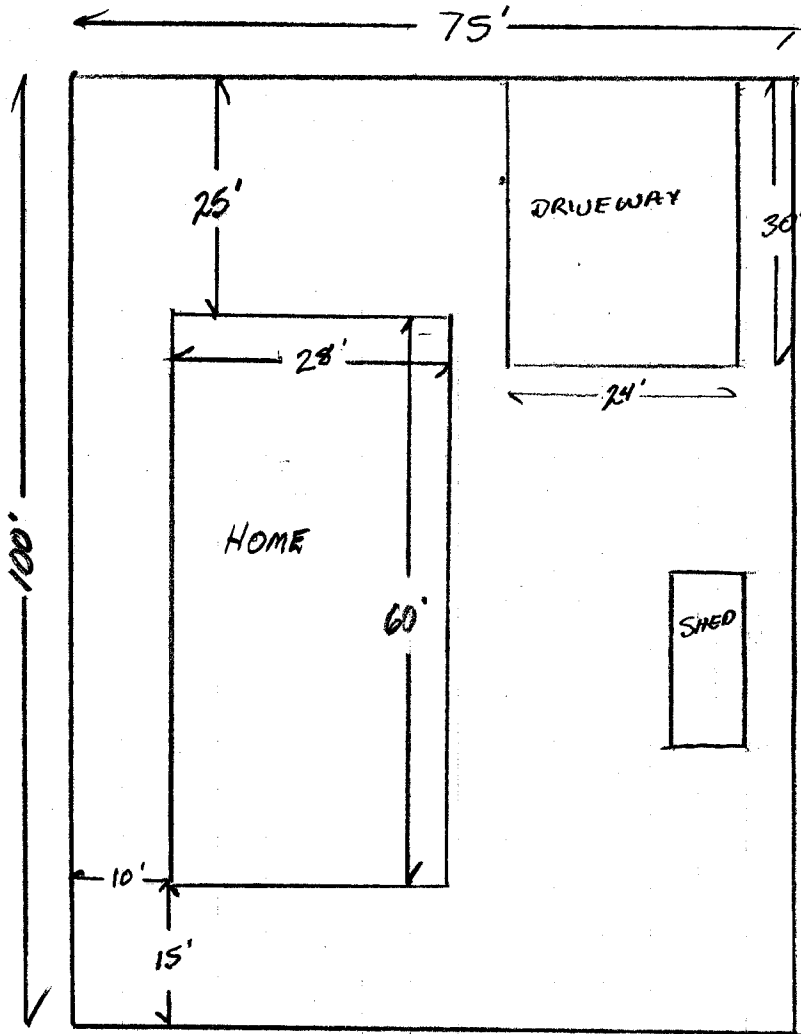
Applicant Signature Margaret Worley Date 12-12-01
 Department Approval Y. Hester Date 12/12/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>U. Bensley</u>	Date <u>12/12/01</u>		

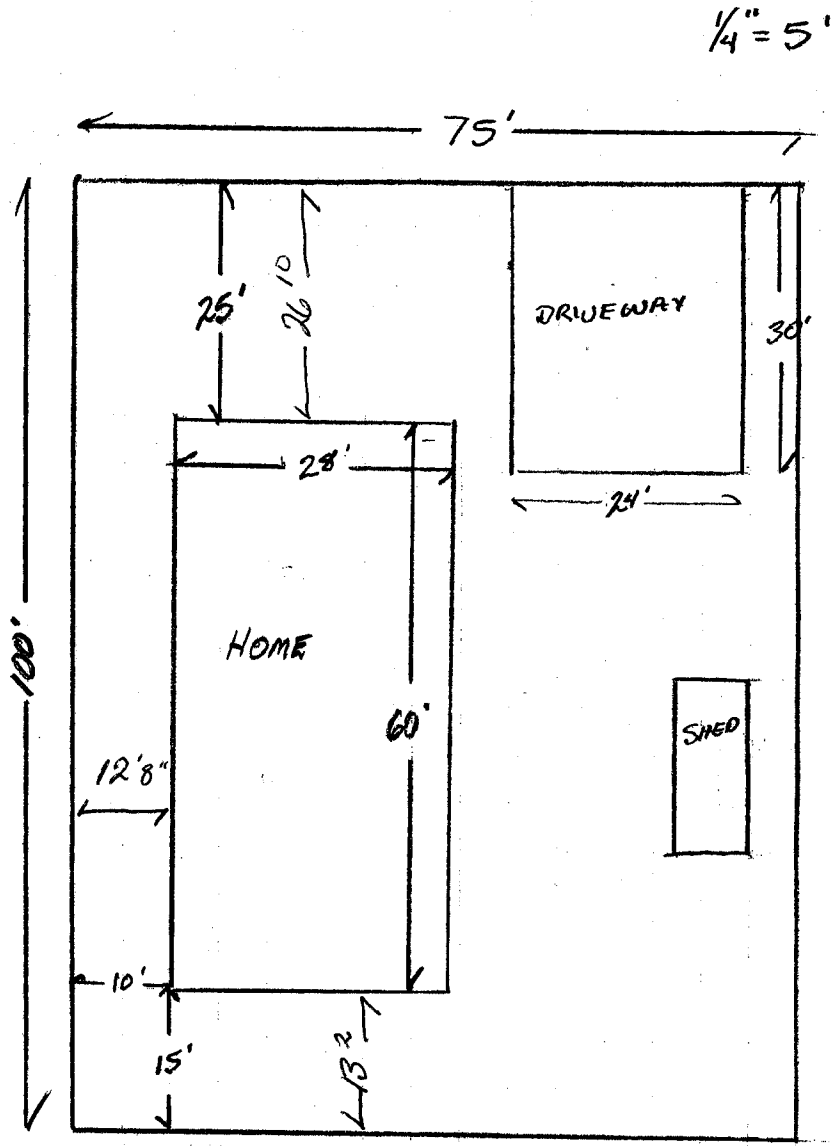
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1/4" = 5'



ACCEPTED *Walter Craig* 12/12/07
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.



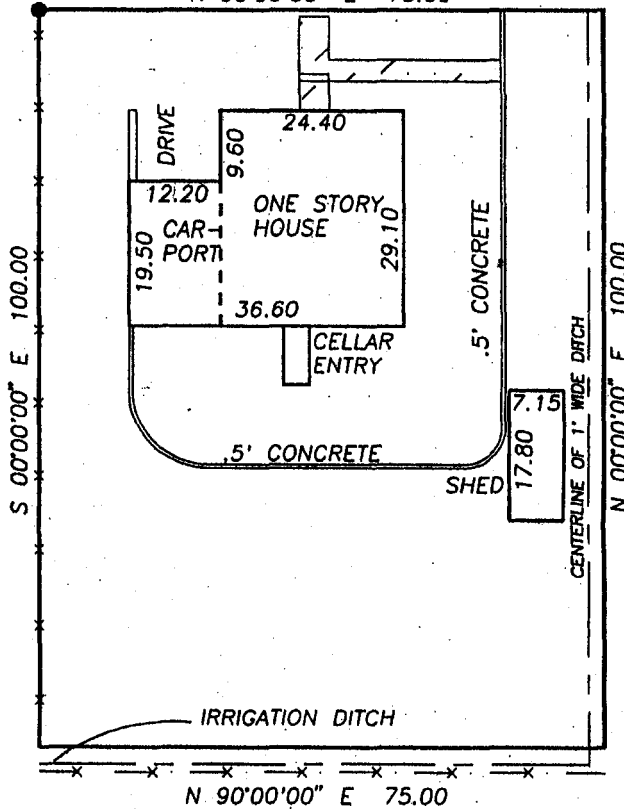
ACCEPTED *W. Allen Oregon* 12/10/07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISED
 ACCEPTED *KKA* 1/9/02
 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.

to 27 1/2 ROAD

ALLEY

N 90°00'00" E 75.00



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

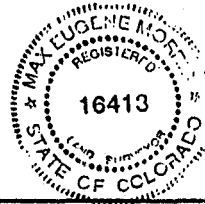
THE NORTH 100 FEET OF LOT 2 IN COX'S SUBDIVISION, MESA COUNTY, COLORADO

MERIDIAN 24158
TAX ID. NO. 2945-251-02-012

IMPROVEMENT LOCATION CERTIFICATE

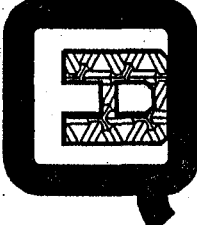
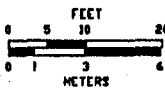
I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 11/11/96, 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 11/13/96
Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

252 1/2 27 1/2 ROAD

FOR: PHELPS	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: MEM VAP
SCALE: 		DRAWN BY: VM
DATE: 11/12/96		ACAD ID: PHELPS
		SHEET NO.
		FILE: 96310.1