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

BLDG PERMIT NO. 82675



Your Bridge to a Better Community

BLDG ADDRESS 854 Santa Clara SQ. FT. OF PROPOSED BLDGS/ADDITION 14x20 Shed
 TAX SCHEDULE NO. 2945 234-01-017 SQ. FT. OF EXISTING BLDGS Storage
 SUBDIVISION Orchard Mesa Hts TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 28 LOT 1-5 NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction
 (1) OWNER Stef Morrow NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 854 Santa Clara USE OF EXISTING BUILDINGS Storage - sewing shop
 (1) TELEPHONE 245-4398 (970) DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD) Other (please specify) TB

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 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 Yes Stacey Date 12/19/01
 Department Approval Gayleen Henderson Date 12-19-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>12/19/01</u>

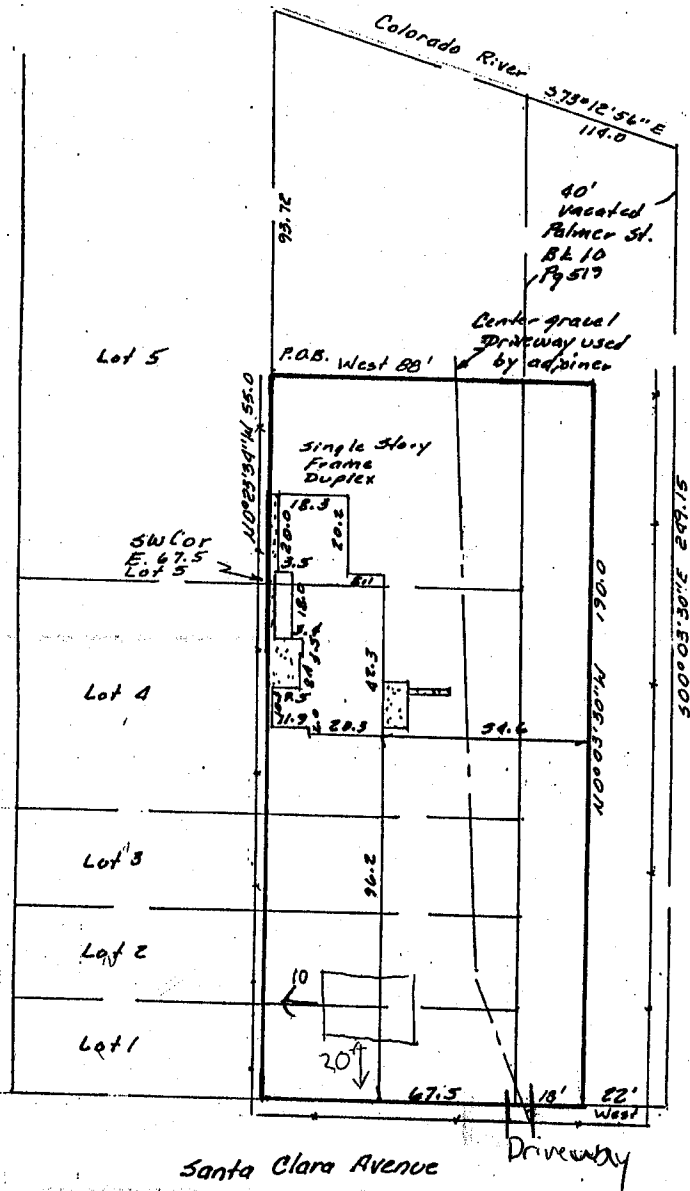
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

N



Scale 1"=40'



12-19-01
 ACCEPTED *Raylan Heleson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See Attached
 Legal Description and Easements of record provided by American Land Title File No. ALTC 10583.

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 12/15/95, 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
 Registered Professional Land Surveyor
 P.L.S. Number 24943



Monument Surveying Co.
 755 Rood Avenue
 Grand Junction Co. 81501

245-4189 | T.L.C. 95-549 | 12/18/95

Ryan property
 854 Santa Clara Avenue

COPY

The East 67.5 feet of Lots 1, 2, 3, 4 and 5 in Block 28 of ORCHARD MESA HEIGHTS, SECOND AMENDED PLAT recorded in the office of the Clerk and Recorder of Mesa County, Colorado. Together with the West 40 feet of Palmer Street, as vacated by instrument recorded in Book 10 at Page 519, in the office of the Clerk and Recorder of Mesa County, Colorado. EXCEPTING THEREFROM any portion thereof lying within the boundaries of the Colorado River. AND EXCEPT beginning at a point bearing North 0°23'34" West 55.0 feet from the Southwest corner of the East 67.5 feet of Lot 5, Block 28 of ORCHARD MESA HEIGHTS, SECOND AMENDED PLAT, thence North 0°23'34" West 93.72 feet to the bank of the Colorado River, thence South 73°12'56" East 114.0 feet, more or less, along the bank of said river to the center of Palmer Street, as vacated, thence South 00°03'30" East 249.15 feet along said centerline to the North boundary of Santa Clara Avenue, thence West along the said North boundary of Santa Clara Avenue 22 feet, thence North 0°03'30" West 190.0 feet, thence West 88 feet, more or less, to the Point of Beginning, Mesa County, Colorado.

COPIED