

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 81018



Your Bridge to a Better Community

BLDG ADDRESS 336 Yuma Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION Home 3024 Garage 1200

TAX SCHEDULE NO. 2945-244-00-243 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 4224

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Brad & Cezanne Witsken NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 this Construction

(1) ADDRESS 310 Zuni Dr. 81503 USE OF EXISTING BUILDINGS none

(1) TELEPHONE (970) 245-0662 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT Brad & Cezanne Witsken TYPE OF HOME PROPOSED: Ranch house w/ walk-out basement & garage (detached)

(2) ADDRESS 310 Zuni Dr  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 245-0662

**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-5 Maximum coverage of lot by structures 60%

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 25' 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 Cezanne Witsken Date 4/15/01

Department Approval C. Fay Nelson Date 6/18/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14038</u>
Utility Accounting	<u>Ruthie Kanover</u>	Date	<u>6-18-01</u>

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

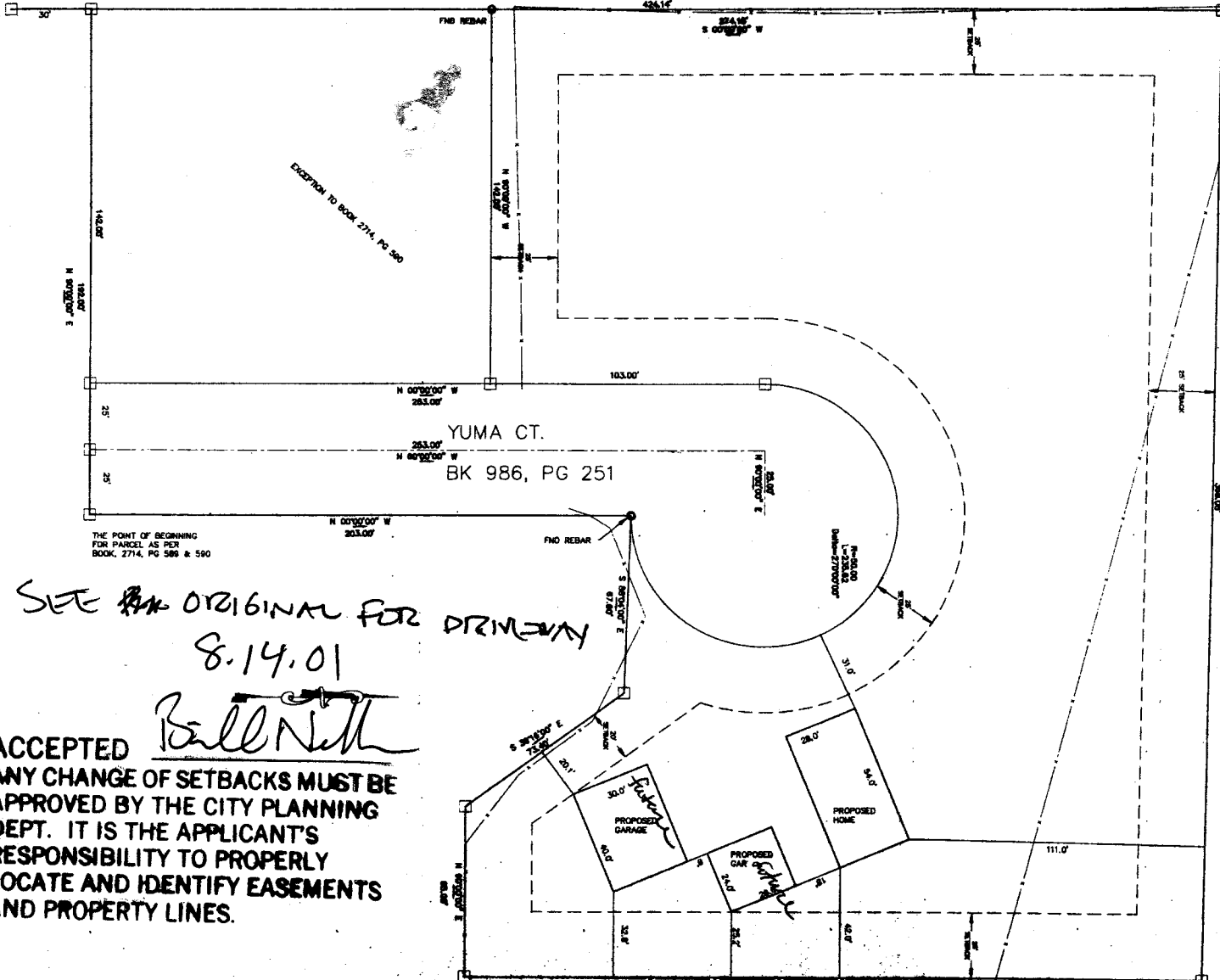
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**SKETCH PLAN/LOCATION SURVEY**  
 A PART OF THE SW1/4 SEC. 24, T1S, R1W, U.M.  
 MESA COUNTY, COLORADO

THE SW COR LOT 7,  
 SEC. 24, T1S, R1W  
 U.M.

THE WEST LINE OF LOT 7, SEC. 24, T1S, R1W, U.M.



OWNERS OF RECORD: BRAD N. WITSKEN  
 AND CEZANNE E. WITSKEN  
 TAX MAP I.D. NUMBER: 2945-244-00-243  
 DEED OF RECORD: BOOK 2714, PAGE 588 & 590

DESCRIPTION: BEGINNING AT A POINT 30.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7 IN SECTION 24, T1S, R1W, OF THE UTE MERIDIAN, THENCE EAST 182.0 FEET, THENCE NORTH 203.0 FEET; THENCE SOUTH 88°04' EAST 67.6 FEET; THENCE SOUTH 38°18' EAST 73.4 FEET; THENCE EAST 85.0 FEET TO THE NORTHWEST CORNER OF LOT 8 OF THE MOORE SUBDIVISION, AS RECORDED IN PLAT BOOK 10 AT PAGE 5 WITH THE MESA COUNTY CLERK AND RECORDER'S OFFICE, THENCE NORTH 278.75 FEET TO THE NORTHWEST CORNER OF SAID MOORE SUBDIVISION, THENCE NORTH 80°05' WEST 388.05 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 424.14 FEET TO THE POINT OF BEGINNING, EXCEPT BEGINNING AT A POINT 30.0 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7 IN SECTION 24, T1S, R1W, U.M.; THENCE EAST 142.0 FEET, THENCE NORTH 150.0 FEET; THENCE WEST 142.0 FEET; THENCE SOUTH 150.0 FEET TO THE POINT OF BEGINNING; AND EXCEPT ROAD RIGHT OF WAY BEING YUMA COURT AS CONVEYED TO MESA COUNTY BY INSTRUMENT RECORDED NOVEMBER 21, 1972 IN BOOK 986 AT PAGE 251 OF MESA COUNTY RECORDS.

- DENOTES FOUND REBAR
- DENOTES COMPUTED POSITION, (NOTHING SET)
- DENOTES EXISTING FENCE LINE
- - - DENOTES SETBACK



- NOTES: 1. NO PROPERTY CORNERS ARE TO BE SET FOR THE PURPOSE OF THIS SKETCH PLAN.  
 2. YUMA COURT IS AN UNIMPROVED ACCESS. NO STREET DESIGN HAS BEEN PROVIDED FOR THE PURPOSE OF THIS SKETCH PLAN.

PREPARED FOR: BRAD & CEZANNE WITSKEN  
 & R.L. JONES CONSTRUCTION CO.

*SEE ORIGINAL FOR DRIVEWAY  
 8.14.01*

*Bill Neth*

**ACCEPTED**  
 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.

**SURVEYOR'S CERTIFICATION**

I, WILLIAM S. MAURER, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A FIELD SURVEY COMPLETED UNDER MY DIRECT SUPERVISION DURING JULY, 2001, AND THAT BOTH HAVE BEEN CONDUCTED ACCORDING TO THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED THIS 7<sup>TH</sup> DAY OF AUG. 2001



WILLIAM S. MAURER  
 COLORADO REGISTERED SURVEYOR  
 P.L.S. 24320

**SKETCH PLAN/LOCATION SURVEY**

PART OF THE SW1/4 SEC. 24,  
 T1S, R1W, U.M.  
 MESA COUNTY, COLORADO

DATE: JULY, 2001 SURVEYED BY: J.M. KM CHECKED BY: WSM  
 REVISION: JOB NO.: 201094 SCALE: 1" = 80'