

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

# PLANNING CLEARANCE

BLDG PERMIT NO. 64303

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



Your Bridge to a Better Community

BLDG ADDRESS 4300 27 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 492

TAX SCHEDULE NO. 2945-011-46-027 SQ. FT. OF EXISTING BLDGS 1940

SUBDIVISION Pharmigan Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2432

FILING \_\_\_\_\_ BLK \_\_\_\_\_ Lot 2 of REPLAT  
LOT of lot 9

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) OWNER Jerry & Tammy King

(1) ADDRESS 4300 27 1/2 ROAD

(1) TELEPHONE 242-4015 EXT 132

USE OF EXISTING BUILDINGS Residential

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE Addition / Residential

(2) ADDRESS \_\_\_\_\_

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

(2) TELEPHONE \_\_\_\_\_

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

SETBACKS: Front 40' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height per Bldg envelope Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Jerry D King Date April 19, 2002

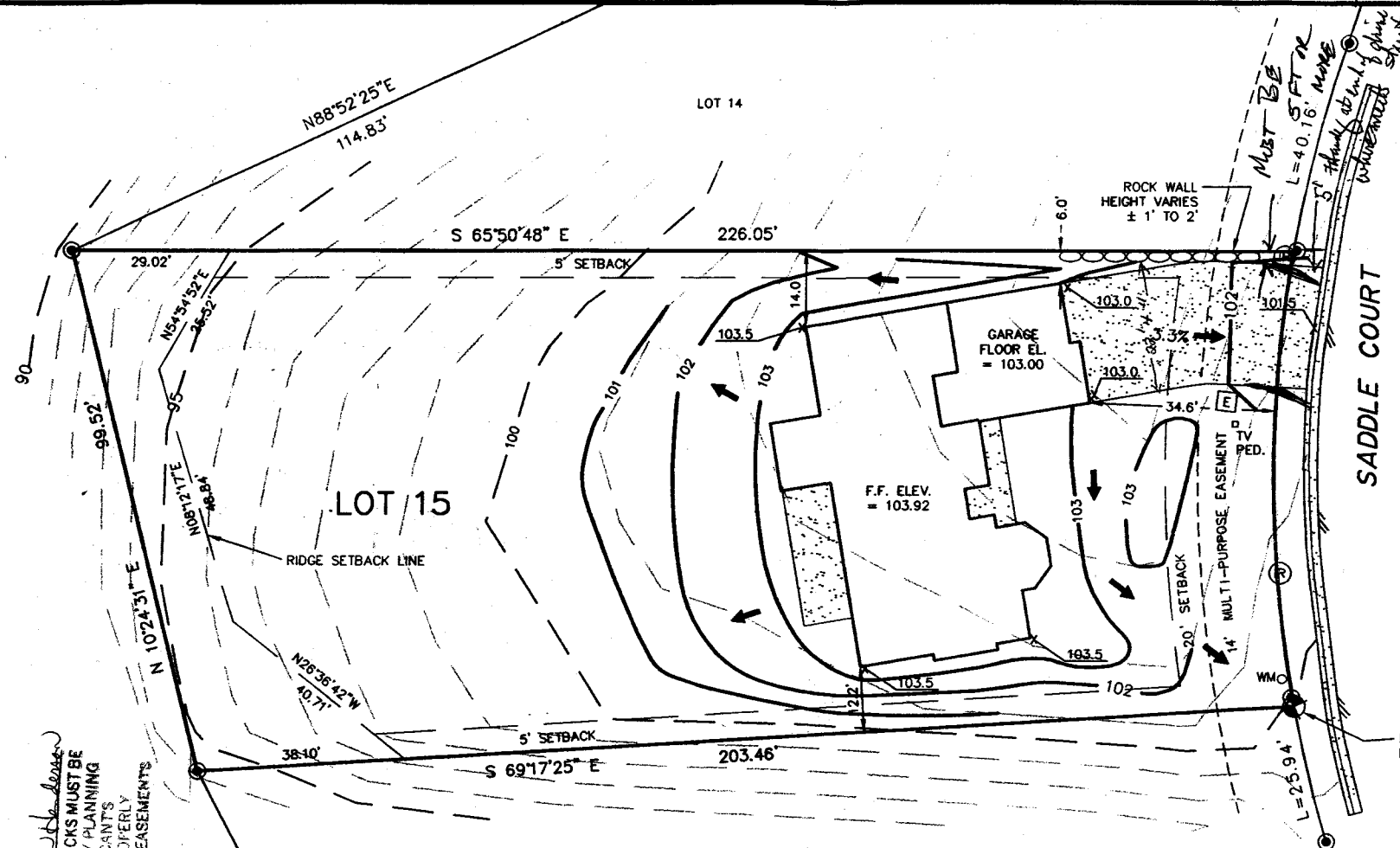
Department Approval R. Faye Johnson Date 4/19/02

|  |                     |  |               |
|--|---------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting                                     | Date <u>4/19/02</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)

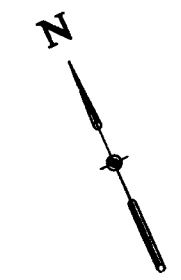
4-17-02  
 ACCEPTED ~~As per the above~~  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



*Swimming*

*MUST BE  
 L=40.16' NAME  
 5' Hand at end of plan  
 of plan sheet*

SADDLE COURT

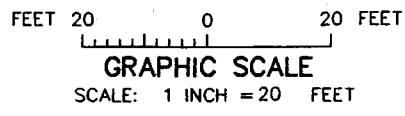


**LEGEND**

- LOT CORNER
- ⊙ IR IRRIGATION MANHOLE
- WM ○ WATER METER
- ⊞ TRANSFORMER PAD
- ⊞ PROPOSED WALL

PROJECT BENCHMARK  
 ELEVATION = 106.00

*Drive OK  
 tick down  
 4-17-02*



GRADING PLAN  
 409 SADDLE COURT  
 THE RIDGE AT COBBLESTONE

**VISTA ENGINEERING CORP.**

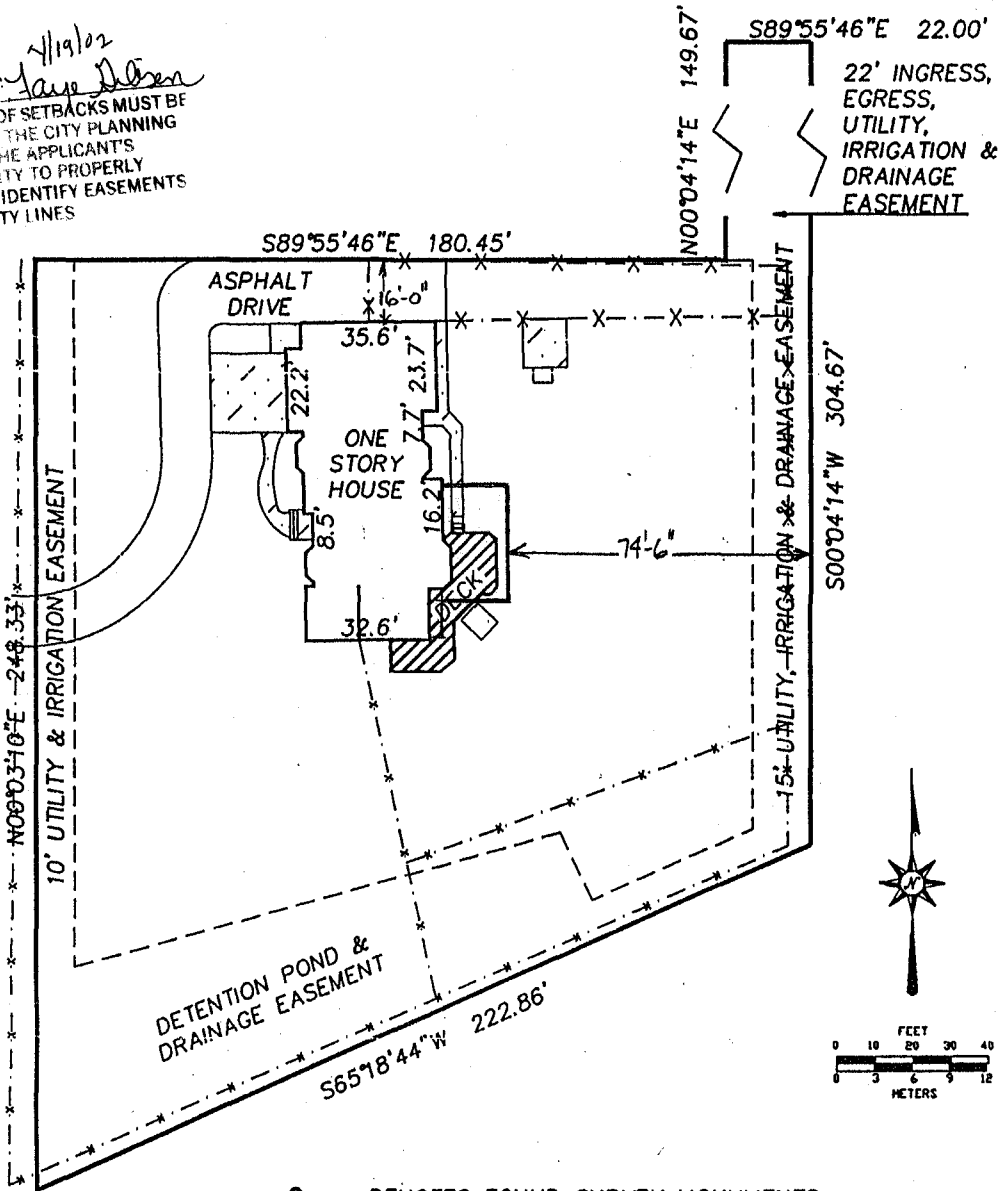
CONSULTING ENGINEERS AND LAND SURVEYORS

2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 248-2242

JOB NO. 4111.00-01

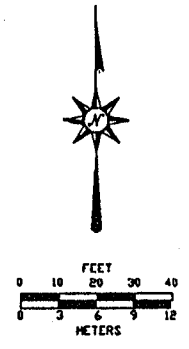
ACCEPTED *11/19/02*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

27 1/2 ROAD



DESCRIPTION:  
 LOT 2, REPLAT  
 OF LOT 9  
 PTARMIGAN  
 ESTATES  
 MESA COUNTY,  
 COLORADO.

ADDRESS:  
 4300 27.5 RD.  
 1ST AMERICAN:  
 116962



• DENOTES FOUND SURVEY MONUMENTS .

IMPROVEMENT LOCATION CERTIFICATE

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

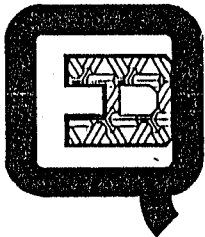
I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 10/21/93, 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.



*Daniel K. Brown* 10/20/93  
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877

IMPROVEMENT LOCATION CERTIFICATE

4300 27 1/2 ROAD

|                 |   |                    |
|-----------------|---|--------------------|
| FOR:<br>KING    |  <b>Q.E.D.</b><br><b>SURVEYING</b><br><b>SYSTEMS Inc.</b><br>1018 COLO. AVE.<br>GRAND JUNCTION<br>COLORADO 81501<br>464-7568<br>241-2370 | SURVEYED BY: SB MF |
| SCALE: 1" = 40' |   | DRAWN BY: EB       |
| DATE: 10/21/93  |   | ACAD ID: KING      |
|                 |   | SHEET NO.          |
|                 |   | FILE: 93281.4      |