

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 8417



Your Bridge to a Better Community

28382-18947

BLDG ADDRESS 2889 FY4 RD. SQ. FT. OF PROPOSED BLDGS/ADDITION 140'

TAX SCHEDULE NO. 2943-064-04-006 SQ. FT. OF EXISTING BLDGS 1748

SUBDIVISION DARLA JEAN TOTAL SQ. FT. OF EXISTING & PROPOSED 1880

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

(1) OWNER SHER'I RANK NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2889 FY4 RD. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 257-7729 DESCRIPTION OF WORK & INTENDED USE PATIO COVER

(2) APPLICANT SHER'I RANK TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) PATIO COVER

(2) ADDRESS 2889 FY4 RD.

(2) TELEPHONE 257-7729

**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 \_\_\_\_\_

Maximum Height 35' 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 [Signature] Date 4/17/02

Department Approval [Signature] Date 4/17/02

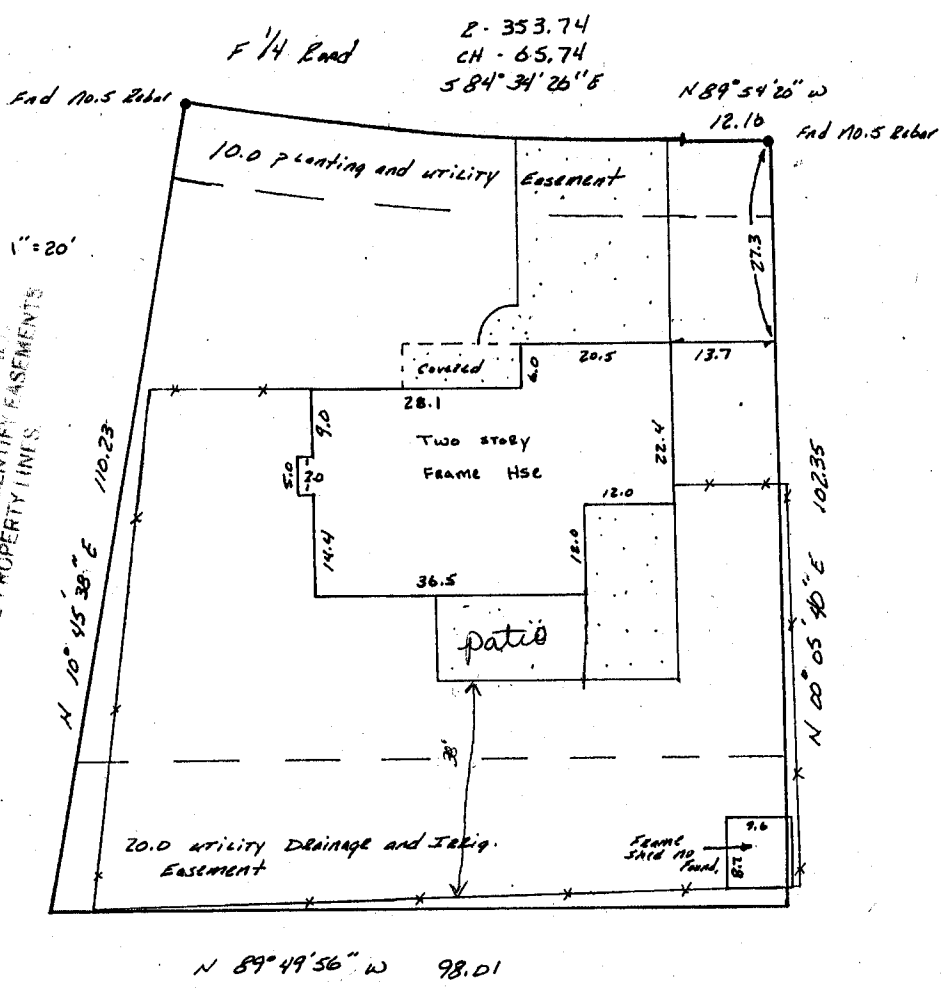
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no agree</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-17-02</u>		

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)

ACCEPTED 4/17/02  
 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.

Scale 1" = 20'



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 6 Block 3, DARLA JEAN SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by Western Colorado Title Order File No. 96-5-153.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. 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 6/4/96, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are 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*  
 Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 84943



**Monument Surveying Co.**  
 755 Rood Avenue  
 Grand Junction Co. 81501  
 245-4189 | TLC 96-365 | 6/6/96  
 Rank property  
 2889 F 1/4 Road