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

BLDG PERMIT-NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 855 LANAI DR SQ. FT. OF PROPOSED BLDGS/ADDITION 196  
 TAX SCHEDULE NO. 2701-261-32-001 SQ. FT. OF EXISTING BLDGS 2003  
 SUBDIVISION SUMMER HILLS #2 TOTAL SQ. FT. OF EXISTING & PROPOSED 2199  
 FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER JACK, DEBBIE MANNING NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 855 LANAI DR. USE OF EXISTING BUILDINGS HOME  
 (1) TELEPHONE (970) 241-6905 DESCRIPTION OF WORK & INTENDED USE 14' X 14' SHED-STORAGE  
 (2) APPLICANT JACK MANNING TYPE OF HOME PROPOSED:  
 (2) ADDRESS 855 LANAI DR.  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE (970) 241-6905  Manufactured Home (HUD)  
 Other (please specify) SHED

**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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 30' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

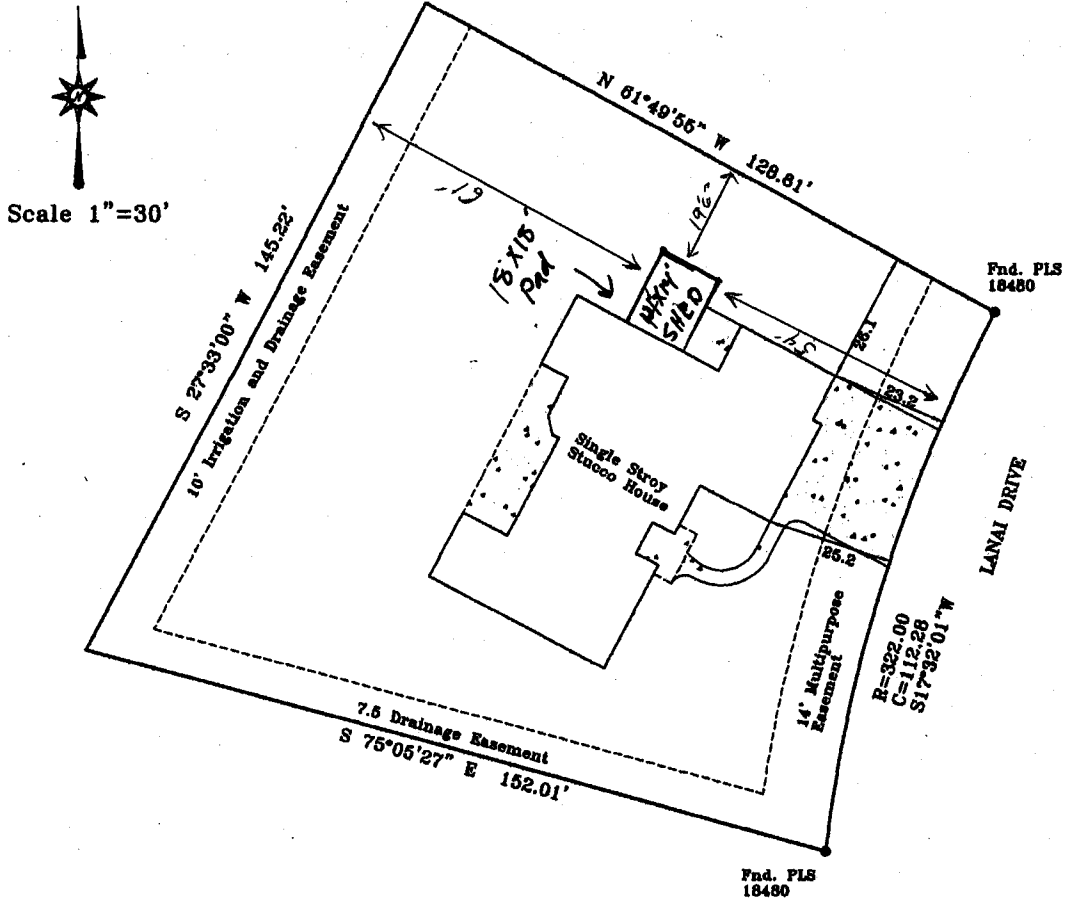
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 11-7-02  
 Department Approval [Signature] Date 11-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/7/02</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)



Note: This Document is warranted for a period of 1 year from date of certification.

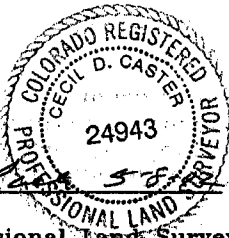
**IMPROVEMENT LOCATION CERTIFICATE**

**LEGAL DESCRIPTION:** Lot 1 in Block 1 of SUMMER HILL FILING No. 2, Mesa County, Colorado. Legal Description and Easements of Record provided by Stewart Title, OrderNumber 0200317A.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for APEX Mortgage Services Inc., that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 5/7/02, 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 evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

11-7-02  
 ACCEPTED *Gayle Anderson*  
 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.



*Cecil D. Caster*  
 Cecil D. Caster  
 Registered Professional Land Surveyor  
 P.L.S. Number 24943

	Monument Surveying Co. 741 Rood Ave. Grand Junction, CO 81501
	245-4189   LC 02-82   5/7/02
	Manning property 855 Lanai Drive