

FEE \$ 10
TCP \$ 500
SIF \$ 292

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

BLDG PERMIT NO. 88722



Your Bridge to a Better Community

BLDG ADDRESS 2755 G Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2718 Finished  
2718 Unfinished Basement

TAX SCHEDULE NO. 2945-011-46-035 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Ptarmigan Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 5436

FILING \_\_\_\_\_ BLK 8 LOT 1

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Dale A. Wright NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 912 24th Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 970 260-4417 DESCRIPTION OF WORK & INTENDED USE Construction  
Single Family Residence

(2) APPLICANT Dale A. Wright TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 912 24th Rd

(2) TELEPHONE 260-4417

**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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' west side 12' east side from PL, Rear 20' from PL

Permanent Foundation Required: YES  NO \_\_\_\_\_

Maximum Height 32' Parking Req'mt 2

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 Dale A. Wright Date 3-17-03

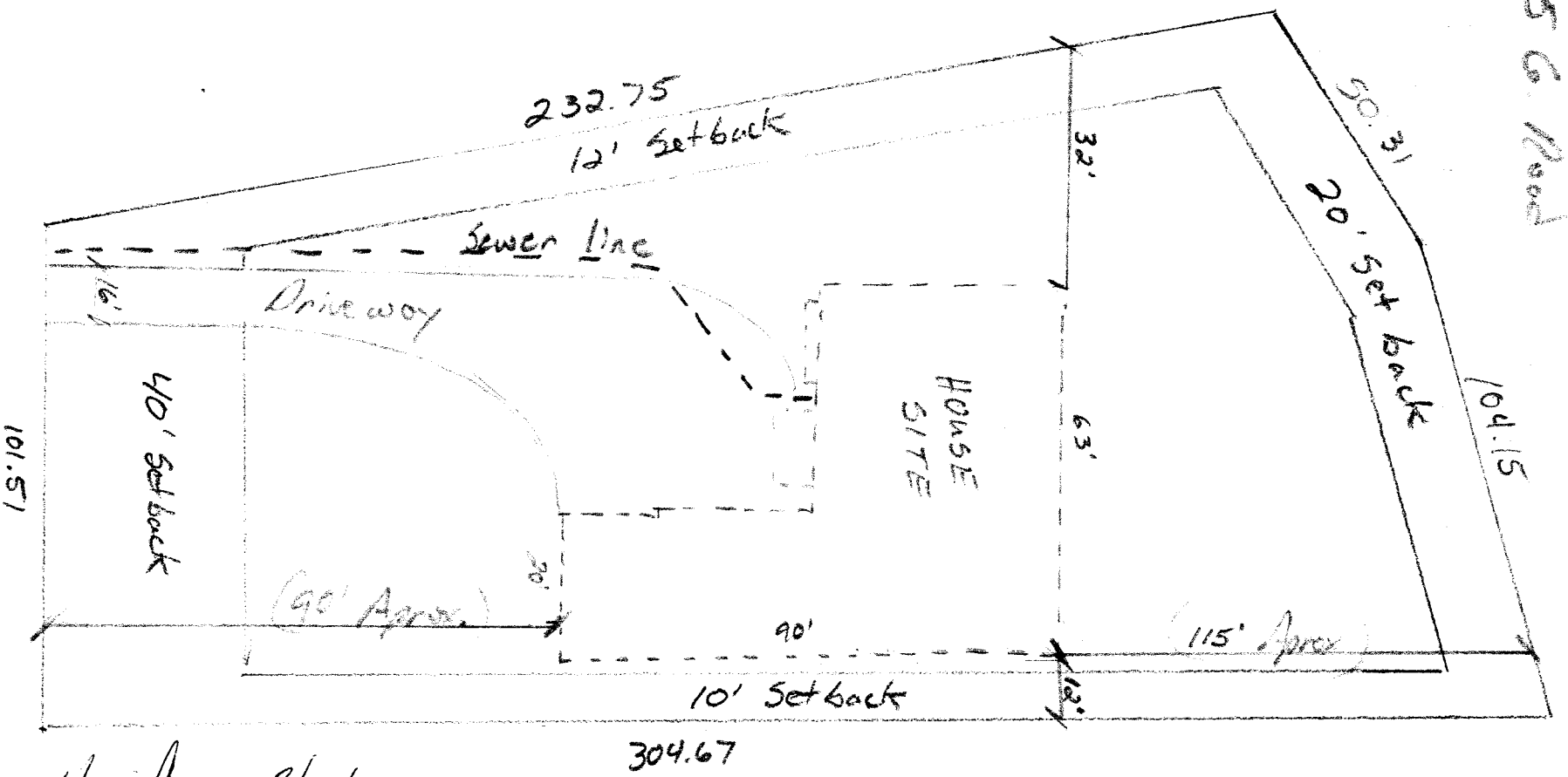
Department Approval NA Mishu Magan Date 3/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15831</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/12/03</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)

2755 G. Road



ACCEPTED *Wishu Aragon* 3/17/03  
 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.

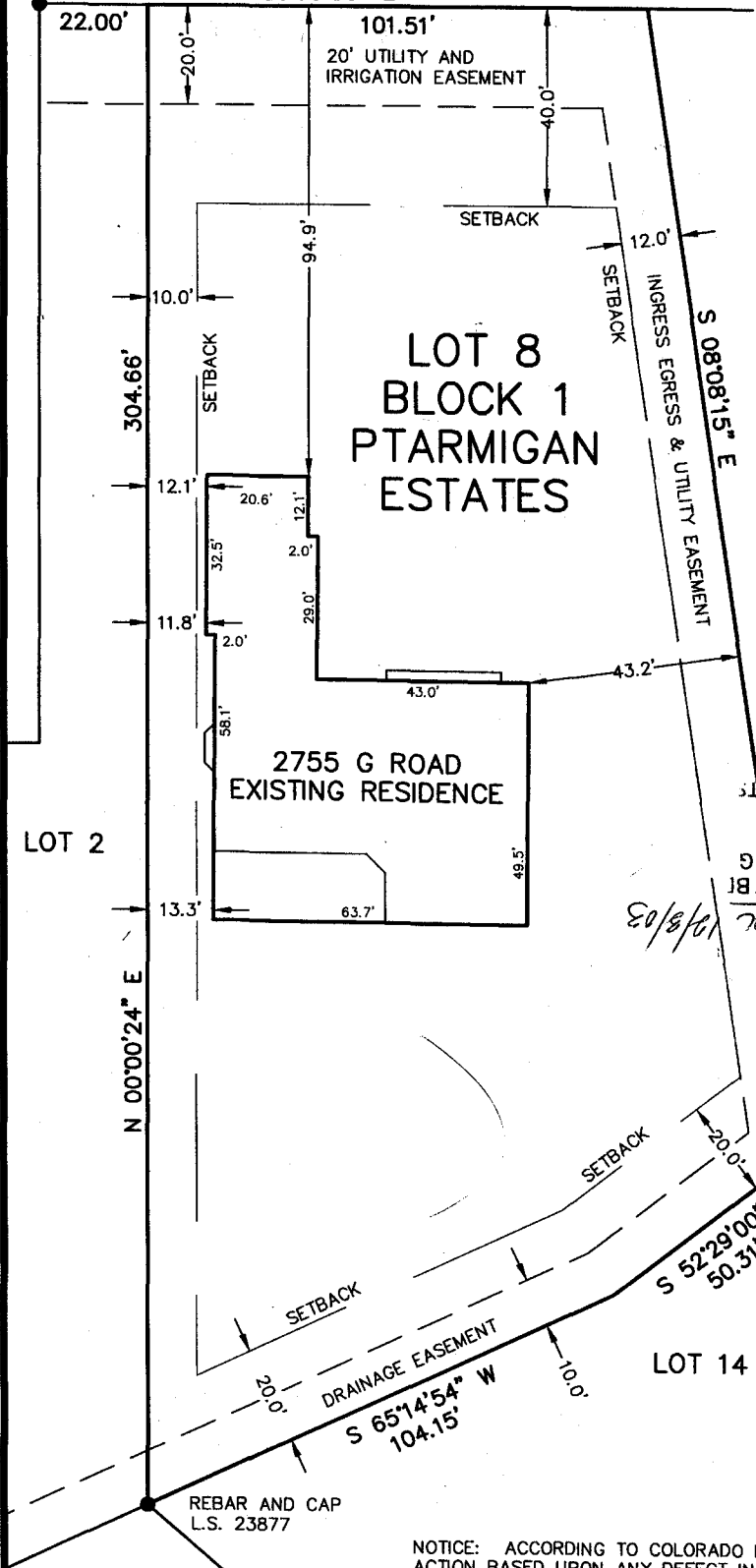
*WU*  
 3/12/03

*Grand River Homes Inc.*  
 912 244 4424  
 G.S. CO 81505  
 970 263-4403  
 260-4417 cell

# G ROAD

REBAR AND CAP  
L.S. 23877

S 89°59'36" E



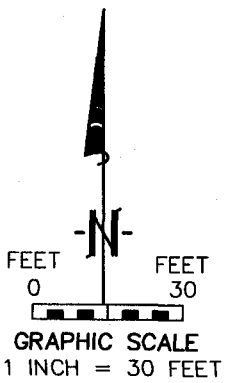
## BUILDING LOCATION SURVEY

I HEREBY STATE THAT THIS BUILDING LOCATION SURVEY WAS PREPARED FOR DALE A. WRIGHT, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER STATE THAT THE BUILDING ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, DECEMBER 1, 2003, IS ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL.

*Jonathan M. Kobylarz*  
 JONATHAN M. KOBYLARZ  
 P.L.S. 25954  
 25954  
 DECEMBER 2, 2003  
 DATE  
 PROFESSIONAL LAND SURVEYOR

ACCEPTED (waived) *Mike Larson* 10/8/03  
 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



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

JOB NO. 3011-001

**Jonathan M. Kobylarz, P.L.S.**  
 CONSULTING LAND SURVEYOR  
 P.O. BOX 40893, GRAND JUNCTION, CO 81504 (970) 434-3109

**BUILDING LOCATION SURVEY**  
**LOT 8, BLK 1, PTARMIGAN ESTATES**  
**GRAND JUNCTION, COLORADO**