

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 90470



Your Bridge to a Better Community

71847-10886

BLDG ADDRESS 2625 H ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 486

TAX SCHEDULE NO. 2701-352-51-001 SQ. FT. OF EXISTING BLDGS 6500

SUBDIVISION SACCOMANNO TOTAL SQ. FT. OF EXISTING & PROPOSED 6986

FILING _____ BLK _____ LOT _____

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

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER DAN MUNDY

(1) ADDRESS 2625 H ROAD

(1) TELEPHONE 255-1910

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE Storage

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

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 RSF-1 Maximum coverage of lot by structures 20%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL

Permanent Foundation Required: YES _____ NO

Maximum Height 35' 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 Math Curry Date 7-21-03

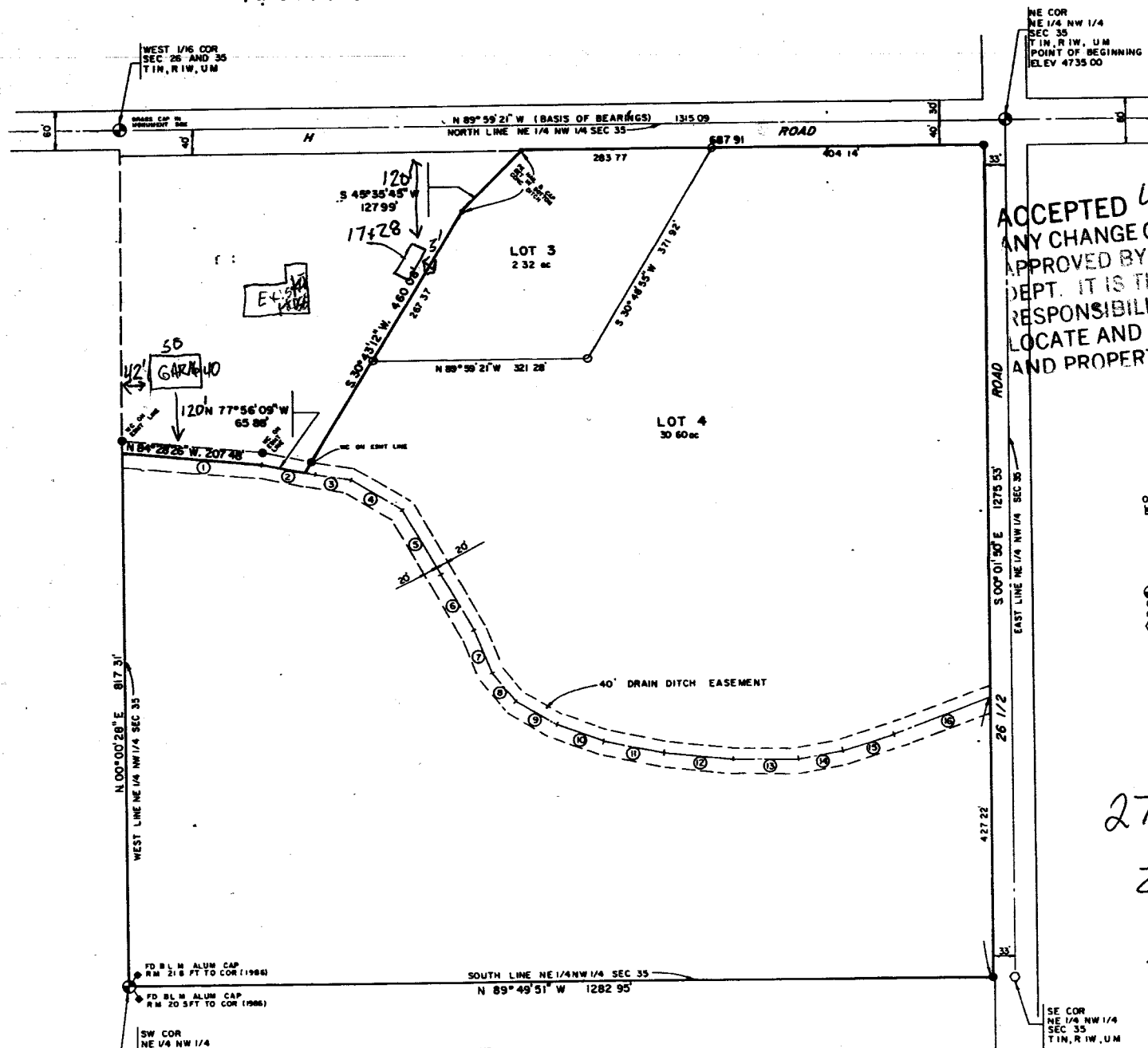
Department Approval Micki Wagner Date 7/21/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>CMU</u>	Date	<u>7/21/03</u>

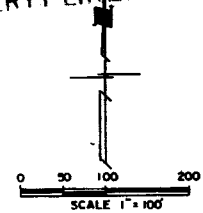
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

SACCOMANNO MINOR SUBDIVISION



ACCEPTED *Wishu Aragon 7/21/03*
 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.



LEGEND
 ● MESA COUNTY BRASS CAP
 ○ 5/8" REBAR & CAP SET IN CONC } BY L.S. 16413
 ○ 5/8" REBAR & CAP }
 ○ 5/8" REBAR MONUMENT (NO CAP)

2701-352-51-001
 2625 H ROAD
 DAN MUNDY

LINE NO	BEARING	DISTANCE
1	S 84° 28' 26" E	207.48
2	S 77° 56' 09" E	81.54
3	S 81° 16' 22" E	54.18
4	S 57° 29' 38" E	88.61
5	S 29° 35' 52" E	114.58
6	S 29° 06' 54" E	98.76
7	S 21° 19' 42" E	71.84
8	S 38° 54' 52" E	57.85
9	S 39° 48' 14" E	70.56
10	S 69° 03' 02" E	73.83
11	S 77° 27' 17" E	90.25
12	S 84° 11' 21" E	102.58

WEST 1/4 COR
 SEC 26 AND 35
 T1N, R1W, U1M

NE COR
 NE 1/4 NW 1/4
 SEC 35
 T1N, R1W, U1M
 POINT OF BEGINNING
 ELEV 4735.00

FD B.L.M. ALUM. CAP
 R.M. 21.8 FT TO COR (1984)
 FD B.L.M. ALUM. CAP
 R.M. 20.5 FT TO COR (1986)

SW COR
 NE 1/4 NW 1/4
 SEC 35
 T1N, R1W, U1M

SE COR
 NE 1/4 NW 1/4
 SEC 35
 T1N, R1W, U1M