

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 90354



Your Bridge to a Better Community

6465-4036  
 BLDG ADDRESS 1552 Sunset Ln SQ. FT. OF PROPOSED BLDGS/ADDITION open carport w/shed 416 sq ft  
 TAX SCHEDULE NO. 29451040074 SQ. FT. OF EXISTING BLDGS 988 sq ft  
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 1404 sq ft  
 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 Dolores Quintana  
 (1) ADDRESS 1552 Sunset Ln. USE OF EXISTING BUILDINGS primary res.  
 (1) TELEPHONE 242 7819 DESCRIPTION OF WORK & INTENDED USE carport + storage  
 (2) APPLICANT Dow Belerid TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 2604  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 241 4523  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 RMF-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_ NO X  
 or \_\_\_ from center of ROW, whichever is greater  
 Side 3' for accessory from PL, Rear 5' from PL Parking Req'mt same  
 Maximum Height 35' Special Conditions none  
 CENSUS \_\_\_ TRAFFIC N/A 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 D. Belerid Date 7-10-03  
 Department Approval Ronnie Edwards APA Date 7-10-03

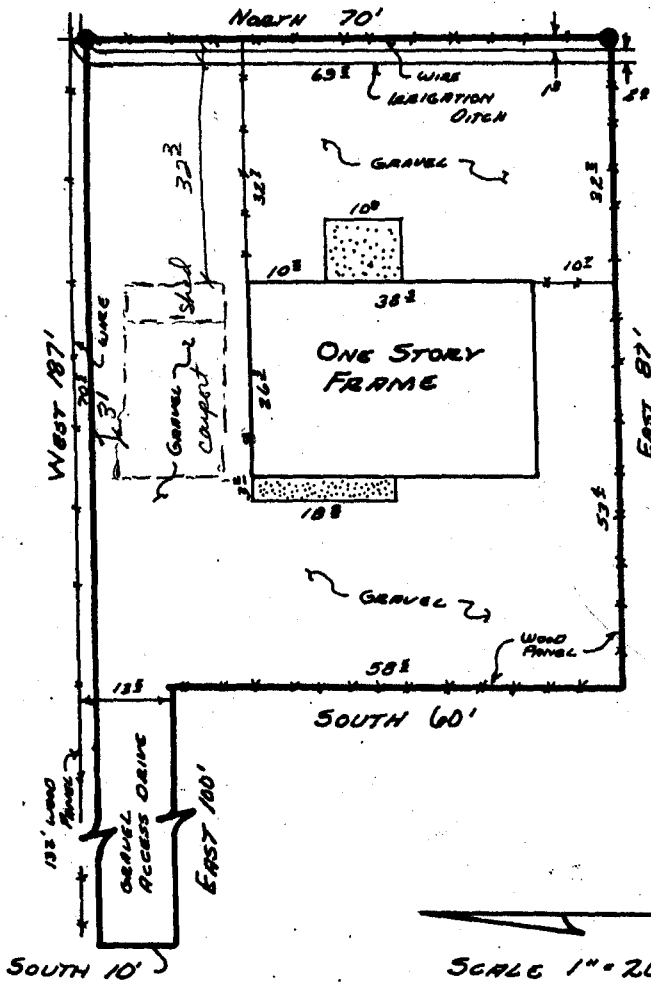
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>7-10-03</u>

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)

IMPROVEMENT LOCATION CERTIFICATE

1552 SUNSET LANE



DESCRIPTION

A parcel of land in Section 8, Township 1 South, Range 1 West, Ute PM, Mesa County, Colorado, described as follows:

Beginning at a point 818 feet west and 320' north of the southwest corner of the northeast 1/4, southeast 1/4 of Section 10 then along the following six (6) courses:

- 1) EAST 100 feet;
- 2) SOUTH 60 feet;
- 3) EAST 87 feet;
- 4) NORTH 70 feet;
- 5) WEST 187 feet;
- 6) SOUTH 10 feet to the beginning.

ACCEPTED *Rosie Edwards* 7/19/03  
 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.

SCALE 1" = 20'  
 ●-FOUND SURVEY PIN

2945-104-00-074  
 RMF-8

By *LRS*

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*Terry Nichols*  
 Terry Nichols CO. L.S. No. 12083

Date: Oct 7, 1987

NICHOLS ASSOCIATES, INC.

2487 INDUSTRIAL AVENUE, GRAND JUNCTION, COLORADO 81501

Date of field work:	
Oct 6, 1987	
Date drawn:	
Oct 7, 1987	
Revisions	
Date	By

