

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 614 26 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 2 - 10x20

TAX SCHEDULE NO. 2945-023-00-035 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Robert Puckett + Brenda Sullivan Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL Before: 1 After: 3 this Construction

(1) ADDRESS 614 26 Rd.

(1) TELEPHONE 245-6870 USE OF EXISTING BUILDINGS storage

(2) APPLICANT Robert Puckett + Brenda Sullivan DESCRIPTION OF WORK & INTENDED USE sheds

(2) ADDRESS 614 26 Rd. TYPE OF HOME PROPOSED:

(2) TELEPHONE 245-6870 _____ 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-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X

or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL, Rear 5' from PL Special Conditions _____

Maximum Height 35' 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 Brenda Sullivan Date _____

Department Approval C. Jay Hall Date 8/30/04

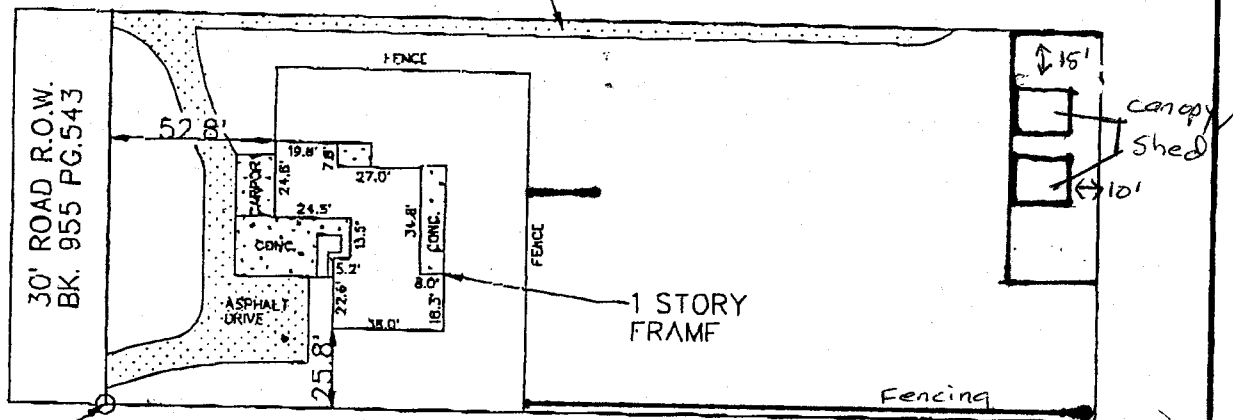
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Overhaul</u>		Date <u>8/30/04</u>

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)

Beginning at a point 8 1/2 rods North of the Southwest corner of the NW1/4 of the SW1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian;
 thence East 21 rods;
 thence North 7 3/4 rods;
 thence West 21 rods;
 thence South 7 3/4 rods to the point of beginning;
 EXCEPT that portion as conveyed to Mesa County for road purposes as recorded February 17, 1971, in Book 955 at Page 543.

26 ROAD



SCALE: 1" = 60'

SHARED ACCESS DRIVE WITH ADJOINING NEIGHBOR

8/30/04
 C. Faye Hall

ACCEPTED
 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.

#5 REBAR WITH CAP LS #16413

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DIRECT MORTGAGE GROUP THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON