

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

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

BLDG PERMIT NO. _____

Building Address 2249 Iris Ct.
 Parcel No. 2945-073-18-003
 Subdivision Iris Ct. Subdivision
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 1848 Sq. Ft. Proposed 1848
 Sq. Ft. of Lot / Parcel 37,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure Same

OWNER INFORMATION:

Name Thad and Becky Ritter
 Address 2249 Iris Ct.
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Deck extension w/roof

APPLICANT INFORMATION:

Name Thad Ritter
 Address 2249 Iris Ct.
 City / State / Zip G.J. CO 81503
 Telephone (970) 242-6320

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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	<u>RSF-2</u>	Maximum coverage of lot by structures	<u>30%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Permanent Foundation Required: YES	<u>X</u> NO _____
Side	<u>15'</u> from PL	Parking Requirement	<u>2</u>
	Rear <u>30'</u> from PL	Special Conditions	_____
	Maximum Height of Structure(s) <u>35'</u>		
Voting District	_____	Driveway Location Approval	_____
		(Engineer's Initials)	

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).

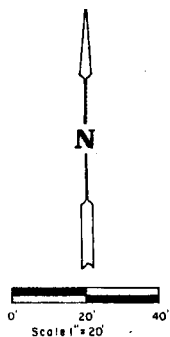
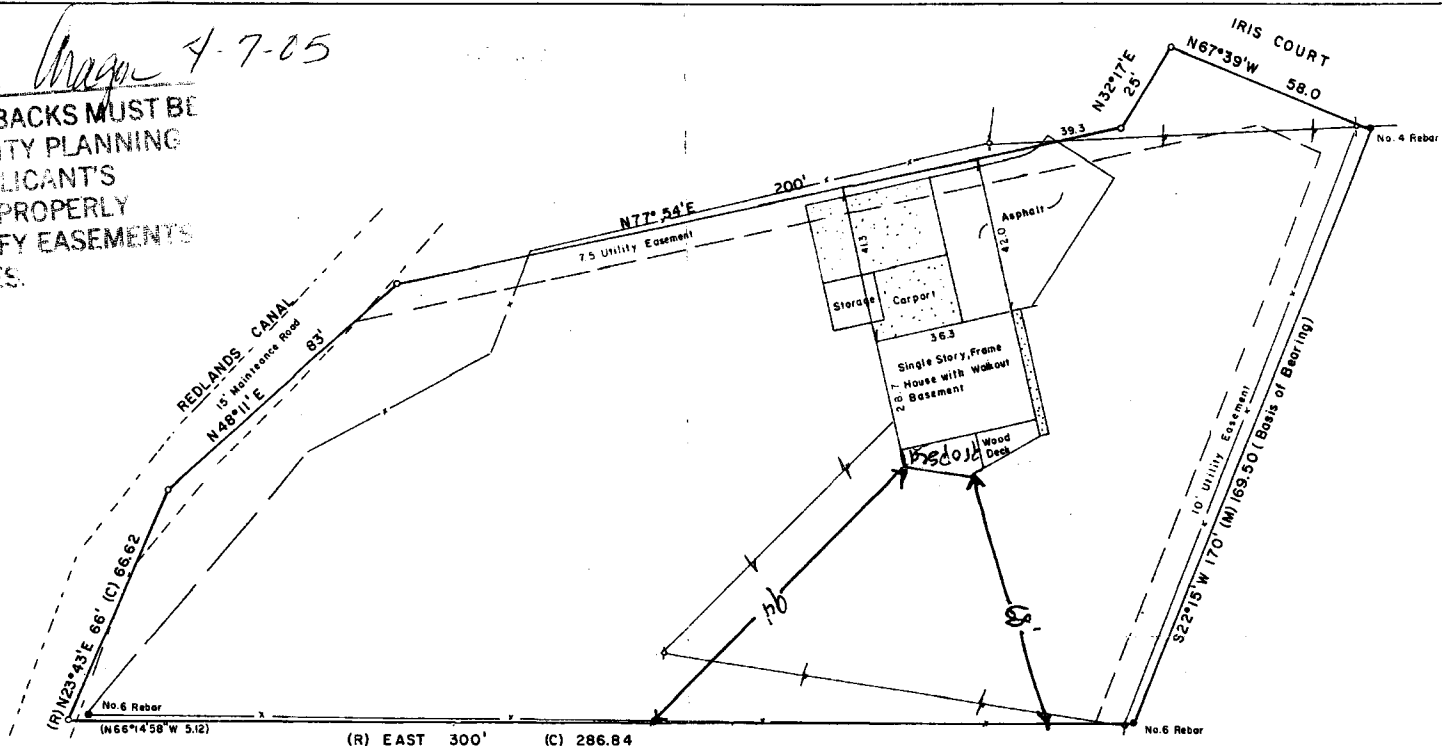
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/7/05
 Department Approval [Signature] Date 4-7-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No: _____
Utility Accounting	<u>[Signature]</u>		Date <u>4/7/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Wishu Wagon 4-7-05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



- = Set No. 5 Rebar and Cap Monument P.L.S. 24943
- = Found Monument as noted
- (R) = Record
- (M) = Measured
- (C) = Calculated
- = Fence
- +— = Overhead Utility

IMPROVEMENT SURVEY PLAT

LEGAL DESCRIPTION: Lot 1 of IRIS COURT SUBDIVISION, Mesa County, Colorado. Legal Description and Easements of Record provided by Western Colorado Title Company, Order File Number 92-10-148d, dated October 12, 1992.

SURVEYOR'S CERTIFICATE

I hereby certify that this Improvement Survey Plat was prepared for Horwest Mortgage Inc., the improvement locations being based upon a property survey made under my direct supervision on October 27, 1992.

I further certify that the improvements on the above described parcel, on the above date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described parcel by improvements on any adjoining parcel, except as indicated, and that there is no apparent evidence or sign of any easements crossing or burdening any part of said parcel, except as shown.

10-27-92 Cecil D. Caster
 Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



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 herein.

	Monument Surveying Co.	
	3094 Piyan Place Grand Junction Co. 81504	
	434-3513	10/28/92
Ritter property 2249 Iris Court		