

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

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

BLDG PERMIT NO. 2

Building Address 421 W. Mayfield Dr. No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-144-08-012 Sq. Ft. of Existing Bldgs 1679 Sq. Ft. Proposed 896  
 Subdivision Mayfield Sq. Ft. of Lot / Parcel 1/2 Acre  
 Filing \_\_\_\_\_ Block 1 Lot 11a part 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4015  
 Height of Proposed Structure 1 story

**OWNER INFORMATION:**

Name James H. Heberlein  
 Address 421 W. Mayfield Dr.  
 City / State / Zip Grand Jct, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 28' x 32' Garage

**APPLICANT INFORMATION:**

Name James H. Heberlein  
 Address 421 W. Mayfield Dr.  
 City / State / Zip Grand Jct, CO 81503  
 Telephone 970-256-9125

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
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 James H. Heberlein Date 7-5-05  
 Department Approval C. Jay Hall Date 7/5/05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>Overholt</u>	Date <u>7/5/05</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)

DESCRIPTION

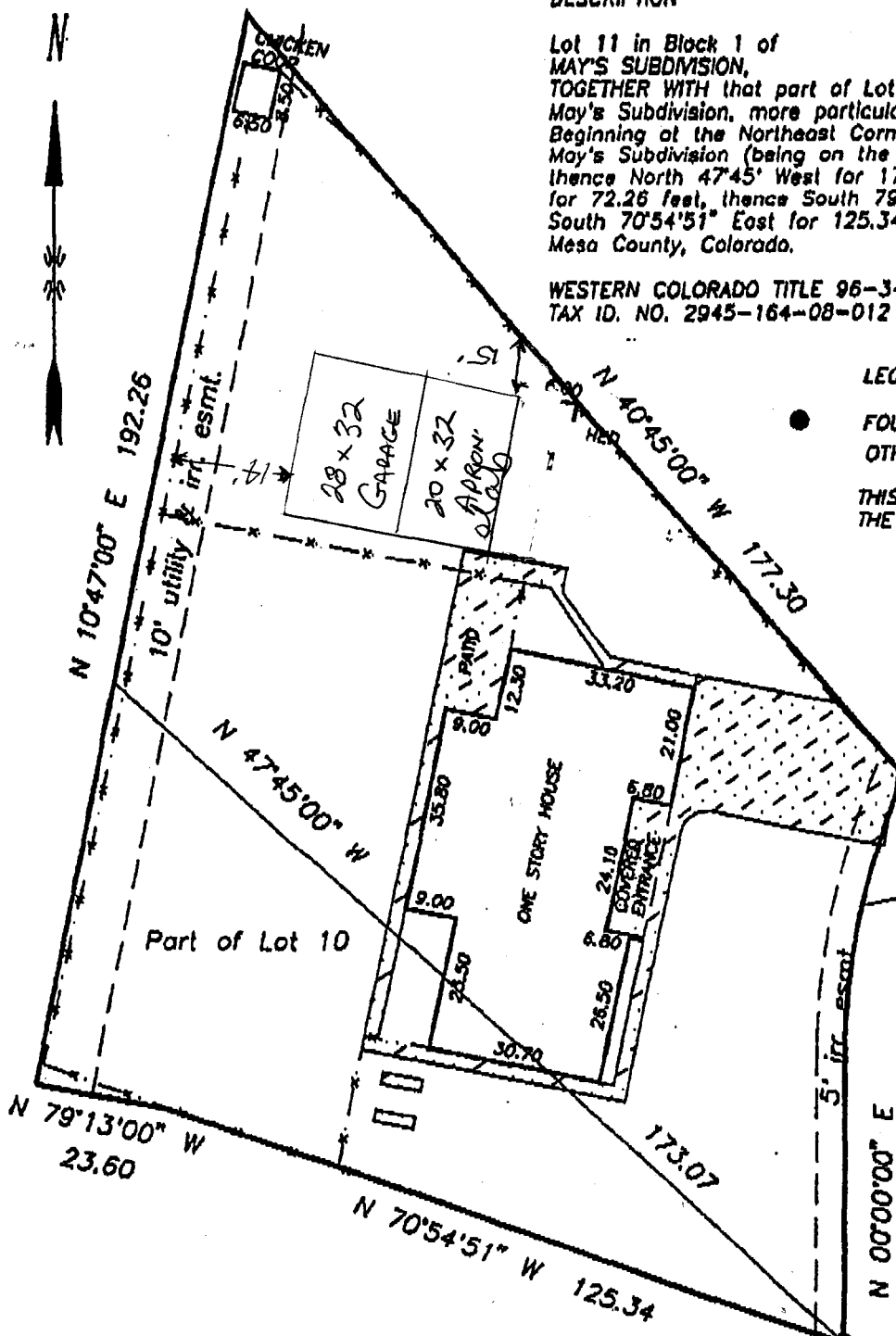
Lot 11 in Block 1 of MAY'S SUBDIVISION, TOGETHER WITH that part of Lot 10, Block 1 of May's Subdivision, more particularly described as follows: Beginning at the Northeast Corner of Lot 10, Block No. 1 of May's Subdivision (being on the West side of West Mayfield Drive) thence North 47°45' West for 173.07 feet, thence South 10°47' West for 72.26 feet, thence South 79°13' East for 23.60 feet, thence South 70°54'51" East for 125.34 feet to the Point of Beginning, Mesa County, Colorado.

WESTERN COLORADO TITLE 96-3-62V  
TAX ID. NO. 2945-164-08-012

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN



A=48.56  
R=125.00  
D=22°15'29"  
B=N12°03'10"E  
C=48.26  
T=24.59

ACCEPTED *7/5/05*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 4/04/96, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*Max E. Morris* 4/17/96  
Max E. Morris, Registered Colorado Land Surveyor #16413

