

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 614 26 road
 Parcel No. 2945-023-00-035
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs Home No. Proposed 9x18 shed
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .929 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Robert Puckett & Brenda Sullivan
 Address 614 26 road
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed on skids are built

APPLICANT INFORMATION:

Name Robert Puckett
 Address 614 26 road
 City / State / Zip Grand Jct CO 81506
 Telephone 970-245-6870

*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-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'/3'</u> from PL Rear <u>25'/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).

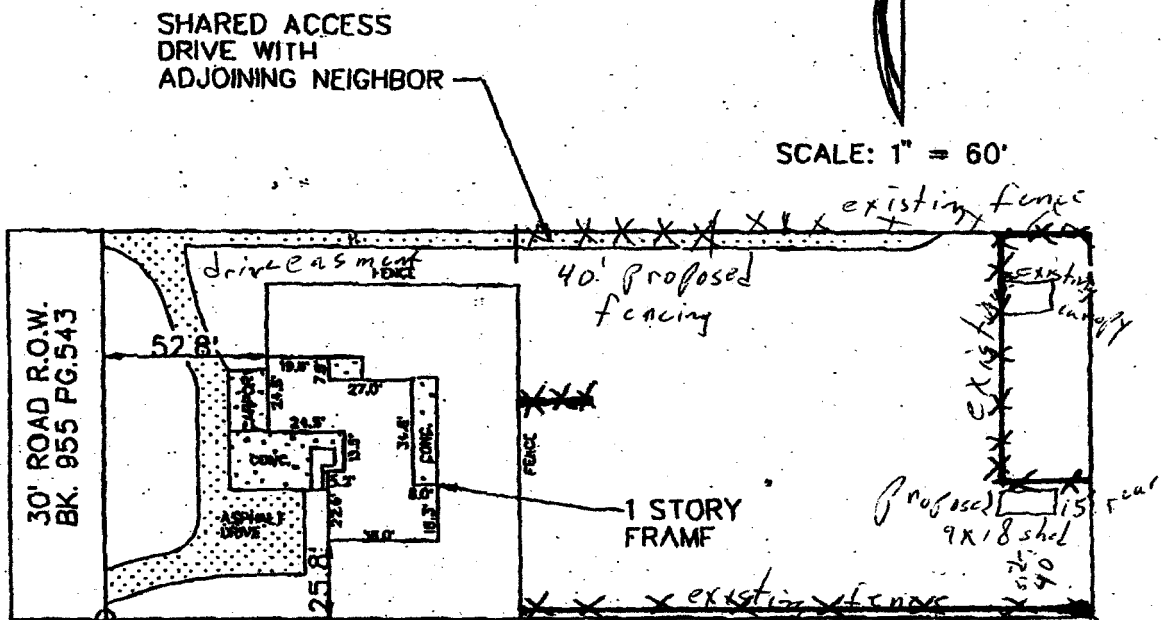
Applicant Signature [Signature] Date 3-30-06
 Department Approval Gaylen Henderson Date 3-30-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>Callenberg</u>	Date <u>3/30/06</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)

... the southwest corner of the NW1/4 of the SW1/4 of the
 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



#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 THIS DATE 3/13/02 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON 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.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by **GLENN**

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 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81506

SURVEYED BY: