

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 821 27 1/4 ROAD
 Parcel No. 2701-253-06-001
 Subdivision NORTH POINT
 Filing _____ Block _____ Lot #1

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 5635 Sq. Ft. Proposed 1540
 Sq. Ft. of Lot / Parcel 4.180 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7175
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name RANDY BEARD
 Address 821 27 1/4 ROAD
 City / State / Zip GRAND JCT, CO 81516

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name LA HACIENDA BUILDERS
 Address 2923 KATHY JO LN
 City / State / Zip GRAND JCT, CO 81503
 Telephone 970-210-8527

***TYPE OF HOME PROPOSED:**

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

NOTES: ADDITION TO EXISTING SLIP (IRRIGATION + UTIL EASMENT HAVE BEEN LOCATED)

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-1</u>	Maximum coverage of lot by structures <u>20%</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>10'</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).

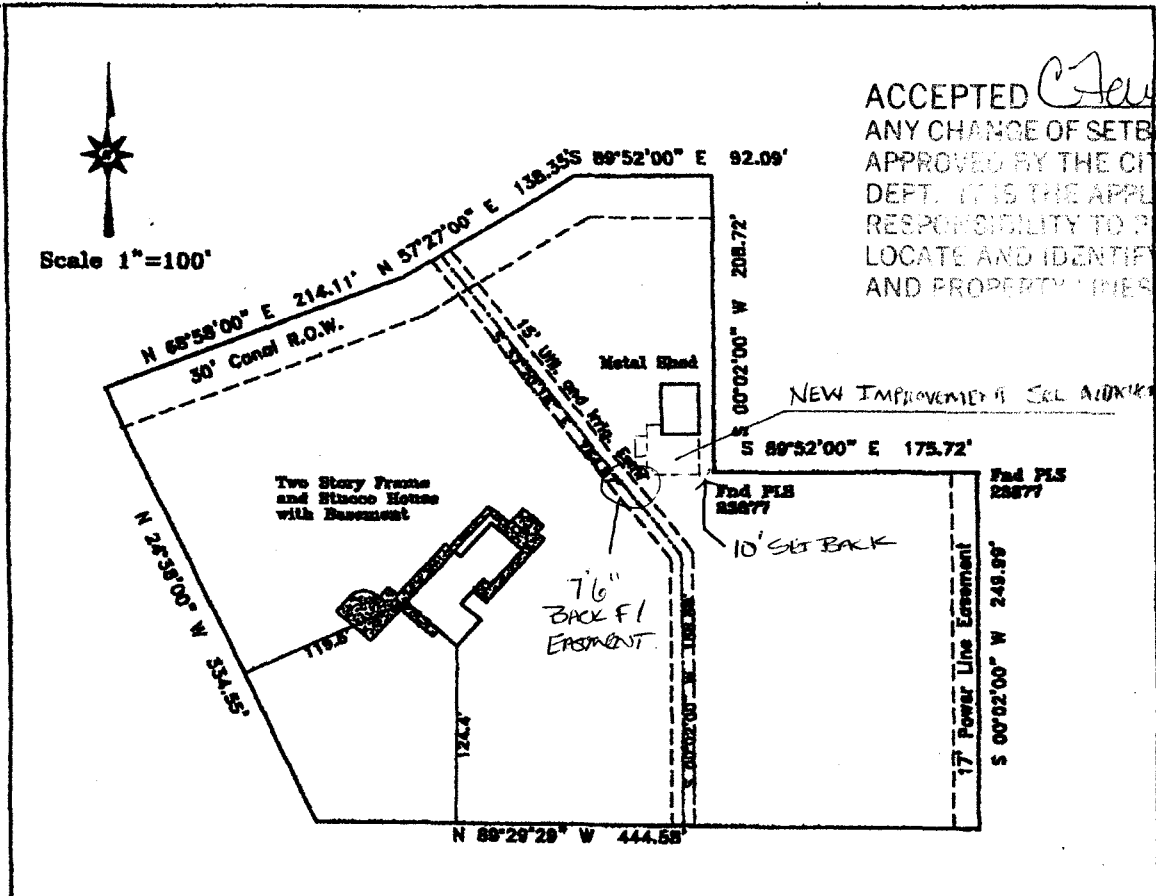
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-7-06
 Department Approval [Signature] Date 4/17/06 on septic

Additional water and/or sewer tap fee(s) are required: YES NO <u>W/O No. NO WATER NO SEWER</u>
Utility Accounting <u>Kate Elsbenny</u> Date <u>4/7/06</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)

4171ae



ACCEPTED *Cecilia Hall*
 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.


This property does not fall within any apparent flood plane.
 Note: This Document is warranted for a period of 1 year from date of certification.


IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 1 in NORTH POINT SUBDIVISION Mesa County, Colorado. Legal Description and Easements of Record provided by Abstract and Title of Mesa County Inc. Commitment No. 00900499. 98-06-132C.

I hereby certify that this **IMPROVEMENT LOCATION CERTIFICATE** was prepared for Mortgage Market, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 7/21/98, 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 of 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.


 Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943

 Monument Surveying Co.
 741 Road Ave.
 Grand Junction, CO 81501
 245-4131/245-4147/245-2800
 Fisharty property
 819 27 1/4 Road