

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 100.00

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

BLDG PERMIT NO. _____

Building Address 177 29 1/2 Rd.
 Parcel No. 2943-322-00-138
 Subdivision N/A
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2486
 Sq. Ft. of Lot / Parcel 0.50 Acres / 21,696 sqft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3384 sqft.
 Height of Proposed Structure 20 ft.

OWNER INFORMATION:

Name Armand Hughes
 Address 205 Knob Hill
 City / State / Zip G.J. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Armand Hughes - Mondo Bld
 Address 205 Knob Hill
 City / State / Zip G.J. Co. 81503
 Telephone 970-433-2056

***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>50.90</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____		
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	<u>THIS DRIVEWAY WILL NEED TO BE RELOCATED TO JOH HALL WITH PENDING STREET CONSTRUCTION</u>		

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 10-3-06

Department Approval [Signature] Date 10-9-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O <u>paid</u>
Utility Accounting <u>Kate Erdem</u>	Date <u>10/9/06</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)

BOUNDARY SURVEY

NORTH 1/4 CORNER SECTION 32

PROPERTY DESCRIPTION

The East 192 feet of the South 110 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 1 South, Range 1 West of the Ute Meridian, EXCEPT the South 20 feet for road right of way; TOGETHER WITH the South 3 feet of a 110 foot strip of land described in a document recorded in Book 775 at Page 421 and excepting as right of way in a document recorded in Book 969 at Page 400, in the Mesa County records, as it crosses the said East 1/2 of the Northeast 1/4 of the Northwest 1/4, as VACATED by Ordinance No. 3916, recorded June 22, 2006 in Book 4186 at Page 987; AND TOGETHER WITH the South twenty feet of the said East 1/2 of the Northeast 1/4 of the Northwest 1/4, as reserved for a public highway in a document recorded in Book 120 at Page 563, and accepted as a dedication to the public for purposes of a public road by the Mesa County Commissioners in Resolution No. MCN 2005-167, recorded in Book 4011 at Page 663 of the Mesa County records, as VACATED by Ordinance No. 3916, recorded June 22, 2006 in Book 4186 at Page 987, Mesa County, Colorado.

LEGEND & ABBREVIATIONS

- ◆ FOUND MESA COUNTY SURVEY MARKER
- ⊠ FOUND 3.25" ALUMINUM MONUMENT STAMPED D H SURVEYS LS 24306
- SET #5 REBAR 1/2" ALUMINUM CAP STAMPED D H SURVEYS LS 24306
- FOUND YELLOW PLASTIC CAP ON #5 REBAR IN CONCRETE (ILLEGIBLE)
- Y.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- N.C. = WITNESS CORNER
- MCSM = MESA COUNTY SURVEY MARKER

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by Meridian Land Title, LLC under Order Number: 04965013605-5.



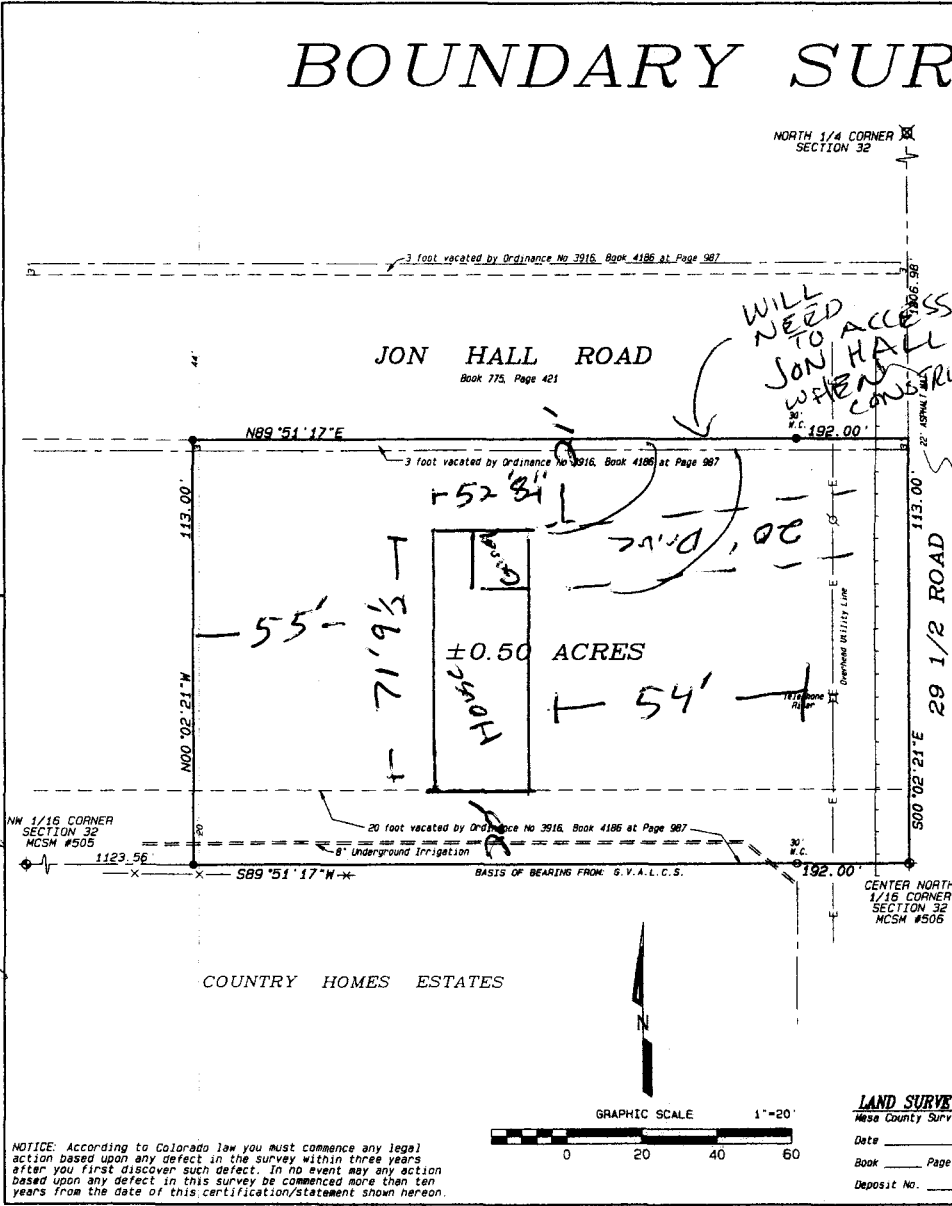
HUGHES BOUNDARY
 LOCATED IN THE
 E1/2 NE1/4 NW1/4 SECTION 32, T.1S, R.1W, UTE M.
 MESA COUNTY, COLORADO

D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

LAND SURVEY DEPOSIT
 Mesa County Surveyor's Office

Date _____
 Book _____ Page _____
 Deposit No. _____

Designed By S.L.H. Checked By M.W.D. Job No. 098-04-14
 Drawn By T.M.D.R.L. Date SEPT. 2006 Sheet 1 OF 1



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.

ACCURACY MUST BE MAINTAINED
 AND PROPERTY LINES
 AND PLANNING
 MUST BE MAINTAINED
 10/9/06
 10/9/06