

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

# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

## Community Development Department

445 71-8193

Building Address 614 26rd 26 Rd No. of Existing Bldgs 2 No. Proposed Same  
 Parcel No. 2945-023-00-035 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 200 Sq Feet  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Robert P. Dett & Brenda Bulkin  
 Address 614 26rd  
 City / State / Zip Grand Jet CO 81506

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Robert P. Dett  
 Address 614 26rd  
 City / State / Zip Grand Jet CO 81506  
 Telephone 970-201-6168

### \*TYPE OF HOME PROPOSED:

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

NOTES: Same site as existing shed - reframing & siding

**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 R-4 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
 Side 3' from PL Rear 5' from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ 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).

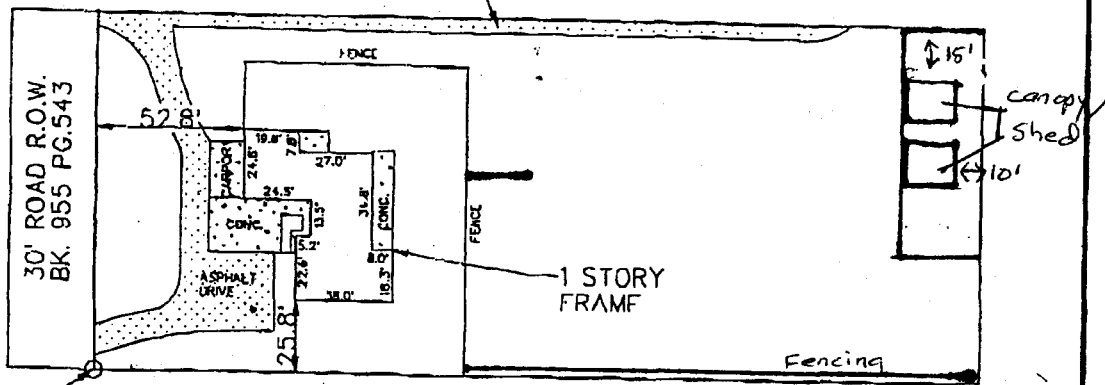
Applicant Signature [Signature] Date 11-12-07  
 Department Approval [Signature] Date 11-14-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Shed only</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-14-07</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)

Beginning at a point 8 1/2 rods North of the Southwest corner of the NW1/4 of the SW1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian;  
 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

8/30/04  
 C. Faye Hall  
 ACCEPTED  
 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.

11-14-07  
 Gayle Henderson

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, EASEMENT OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THIS PLAT ARE DESCRIBED PAGES 1 AND 2.