

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | / |
| SIF \$ | / |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

52849-15134

Building Address 2930 BONITO AVE. No. of Existing Bldgs 1 No. Proposed _____

Parcel No. 2943-053-64-001 Sq. Ft. of Existing Bldgs 3,090 Sq. Ft. Proposed 180

Subdivision DEL MAR Sq. Ft. of Lot / Parcel 11,848

Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,873 SF

Height of Proposed Structure 10 FT

OWNER INFORMATION:

Name Herring Living Trust
Albert T. Herring TTY

Address 2930 Bonito Ave.

City / State / Zip Grand Junction Co 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): PORTABLE SHED

APPLICANT INFORMATION:

Name Some

Address _____

City / State / Zip _____

Telephone (970) 241-3922

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): PORTABLE

NOTES: 10' x 18' DETACHED
STORAGE SHED

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>PO</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>Rear 1/2 of 10'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |
| Side <u>5'</u> from PL Rear <u>5'</u> from PL | Parking Requirement <u>2</u> |
| 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).

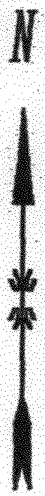
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1/8/07

Department Approval [Signature] Date 1-8-07

| | | | |
|--|------|--|--------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O No. <u>NO WSR / NO SWR</u> |
| Utility Accounting <u>[Signature]</u> | Date | <u>1/8/07</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)



S 00°08'22" E 74.76

7' IRRIG. & UTILITY ESMNT.

10' X 8' E.S.M.D.

42.45 81' X 01'

43.70

14.80

29.65

45.35

ONE STORY HOUSE

38.05

35.30

11.90

MULTI-PURPOSE ESMNT.

S 00°09'51" E 93.00

29 3/8 ROAD

A=110.22
R=178.00
D=35°28'41"
B=N69°20'28"W
C=108.47
T=56.92

MULTI-PURPOSE ESMNT.

ACCEPTED *Andrew Wagner* 1/18/07
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.

BONITO AVENUE

A=52.49
R=20.00
D=93°05'02"
B=S46°22'41"W
C=29.04
T=21.06

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

DESCRIPTION

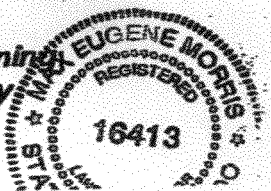
LOT 1, BLOCK 4,
FILING 2, DEL-MAR SUBDIVISION
MESA COUNTY, COLORADO.

FIRST AMERICAN 122803A

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for ALBERT HERRING; 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, 3/10/2000, 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.

[Signature] 3/13/2000



Original