

FEE \$ <u>10.<sup>00</sup></u>
TCP \$
SIF \$

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

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

Septic

Building Address 2641 Cottonwood Dr.

Parcel No. 2701-352-00-020

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing Bldgs 1750 Sq. Ft. Proposed 640

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Virginia A Ritter

Address 2641 Cottonwood Dr.

City / State / Zip S. J. Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): New Carport

NDS we/wrk change.

**APPLICANT INFORMATION:**

Name Virginia A Ritter

Address 2641 Cottonwood Dr.

City / State / Zip S. J. Co. 81506

Telephone 970-243-0443

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: Addition/Replacement of old carport.

**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>R-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Carport must start 20' back from front property line</u>
Voting District _____ Driveway Location Approval _____ <small>(Engineer's Initials)</small>	

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).

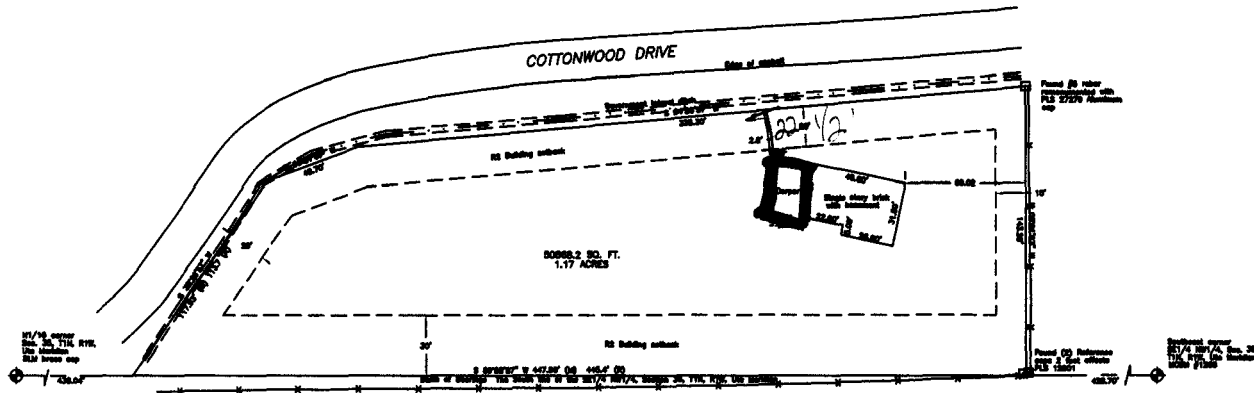
Applicant Signature Virginia A Ritter Date 6-5-07

Department Approval [Signature] Date 6/11/07

Additional water and/or sewer tap fee(s) are required:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	W/O No. <u>New Carport/Replacement</u>
Utility Accounting <u>[Signature]</u>	Date _____		

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 OF A PARCEL LOCATED IN SE1/4 NW1/4, SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN GRAND JUNCTION, COUNTY OF MESA, COLORADO



**PROPERTY DESCRIPTION**

From the Southwest corner of the Southeast quarter Northeast corner of Section 35, Township 1 North, Range 1 West of the Ute Meridian, West a distance of 425.7 feet to a POINT OF BEGINNING; thence from this point of beginning North 143.2 feet; thence South 674.2' West 325.3 feet; thence South 692.2' West 45.7 feet; thence South 322.2' West 112.7 feet; thence East 442.4 feet to the Point of Beginning.

*Handwritten signature and date: 6/11/07*



SCALE: 1"=60'  
30 25 0 50

**GENERAL NOTES**

Basis of bearings is the South line of the SE1/4 NW1/4 of Section 35 which bears South 87° 58' 00" East, a distance of 1314.71 feet, established by observation of the NAD83 control network. Monuments on this line are a SLM Survey Marker and a MORM as shown on the face of this plat.

Note: Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

ALL RIGHTS RESERVED BY SURVEYOR. THIS SURVEY DOCUMENT IS THE PROPERTY OF HIGH DESERT SURVEYING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND AREA SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF HIGH DESERT SURVEYING, LLC IS STRICTLY PROHIBITED.

- LEGEND**
- ◆ ALIQUOT SURVEY MARKER, AS NOTED
  - FOUND REBAR, AS NOTED
  - SET ALUMINUM CAP ON NO. 5 REBAR, PLS
  - (X) RECORD MEASUREMENT

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat represents a field survey completed under my direct supervision during June, 2007, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

Prepared for: *High Desert*  
Grand Junction, CO



**SURVEY**  
SE1/4 NW1/4, SECTION 35  
T1N, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

*High Desert Surveying, LLC*  
1873 Highway 50, Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8849 Fax: 970-241-0481

PLAT NO. 07-183	SURVEY/MEASUREMENT	DATE	SHEET	OF
DATE: June 8, 2007	ap/v	ret	1	1