

FEE \$	10.00
TCP \$	
SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

108026-7827

BLDG PERMIT NO.
-----------------

Tuff Shed

Building Address 1211 Hermosa Ave.

No. of Existing Bldgs 2

No. Proposed 1

Parcel No. 2945-013-04-001

Sq. Ft. of Existing Bldgs 2496

Sq. Ft. Proposed 2592-90

Subdivision ~~XXXXXXXX~~ B&B

Sq. Ft. of Lot / Parcel 10,375

Filing \_\_\_\_\_ Block 1 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2496 & 2592

Height of Proposed Structure 8'10"

**OWNER INFORMATION:**

Name Mary K. W. Moore

**DESCRIPTION OF WORK & INTENDED USE:**

Address 1211 Hermosa Ave.

New Single Family Home (\*check type below)

City / State / Zip Grand Junction, CO 81506

Interior Remodel  Addition

Other (please specify): Adding Tuff Shed in yard

**APPLICANT INFORMATION:**

Name Mary K. W. Moore

**\*TYPE OF HOME PROPOSED:**

Address 2139 N 12 th St. Box #9089

Site Built

Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): Tuff Shed

City / State / Zip Grand Junction, CO 81501

NOTES: This is to be an added storage shed for garden tools, lawn mower, etc.

Telephone 970-257-1699

NO WTR / SWR Charge

**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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 Mary K. W. Moore Date 6/22/07

Department Approval [Signature] Date 6/25/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO WTR / SWR Charge</u>
--	-----	--	-----------------------------------

Utility Accounting <u>[Signature]</u>	Date <u>6/25/07</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)

# IMPROVEMENT LOCATION CERTIFICATE

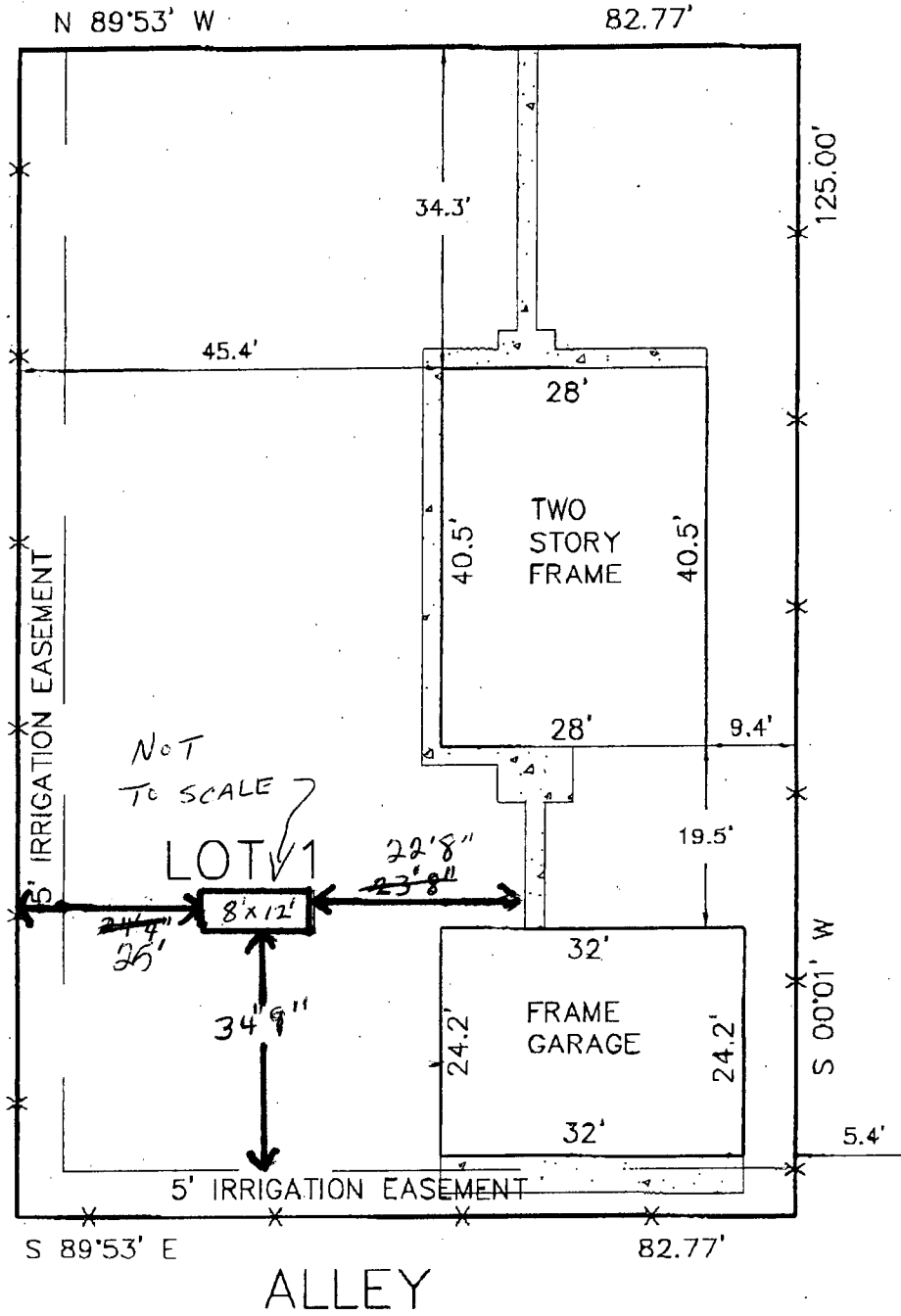
1211 HERMOSA, GRAND JUNCTION

MERIDIAN LAND TITLE 65001934  
 MOORE ACCOUNT  
 LOT 1 IN BLOCK 1 OF B & B SUBDIVISION,  
 MESA COUNTY, COLORADO.

## HERMOSA AVENUE

SCALE: 1" = 20'

N. 12TH STREET



A LAND SURVEY IS  
 RECOMMENDED TO  
 MORE ACCURATELY  
 DETERMINE BUILDING  
 SETBACKS AND  
 PARCEL BOUNDARIES.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MONUMENT GMAC REAL ESTATE  
 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, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
 THIS DATE, 10/18/06 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 ON 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.



MAILING:  
 2754 COMPASS DRIVE  
 SUITE 110  
 GRAND JUNCTION, CO. 81506  
 PHONE : 970-245-3777  
 FAX 970 241-4847

SURVEYIT, INC.

ROBERT J. LEVINE  
 R.L.S. 29419

SURVEYED BY: J.G.	DATE SURVEYED: 10/18/06
DRAWN BY: C.R.	DATE DRAWN: 10/18/06
REVISION:	SCALE: 1" = 20'