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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 455 Lorey Drive No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2945-101-09-001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Pomona View Sq. Ft. of Lot / Parcel 15,132
 Filing 2 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,233 + driveway
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jose F. Lucero
 Address 455 Lorey Drive
 City / State / Zip OTD, Colo 81508

DESCRIPTION OF WORK & INTENDED USE:

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

PAID

APPLICANT INFORMATION:

Name Jose F. Lucero
 Address Same
 City / State / Zip _____
 Telephone 970 433-2875

***TYPE OF HOME PROPOSED:**

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

NOTES: Increasing bedroom
size by 4 x 15 addition

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 PLANNING STAFF

ZONE R4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES ✓ NO _____
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO ✓
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 08-22-08
 Planning Approval [Signature] Date 8/22/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/22/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

455 LOREY DRIVE

LOREY DRIVE

EAST 25.00'

NORTH 110.00'

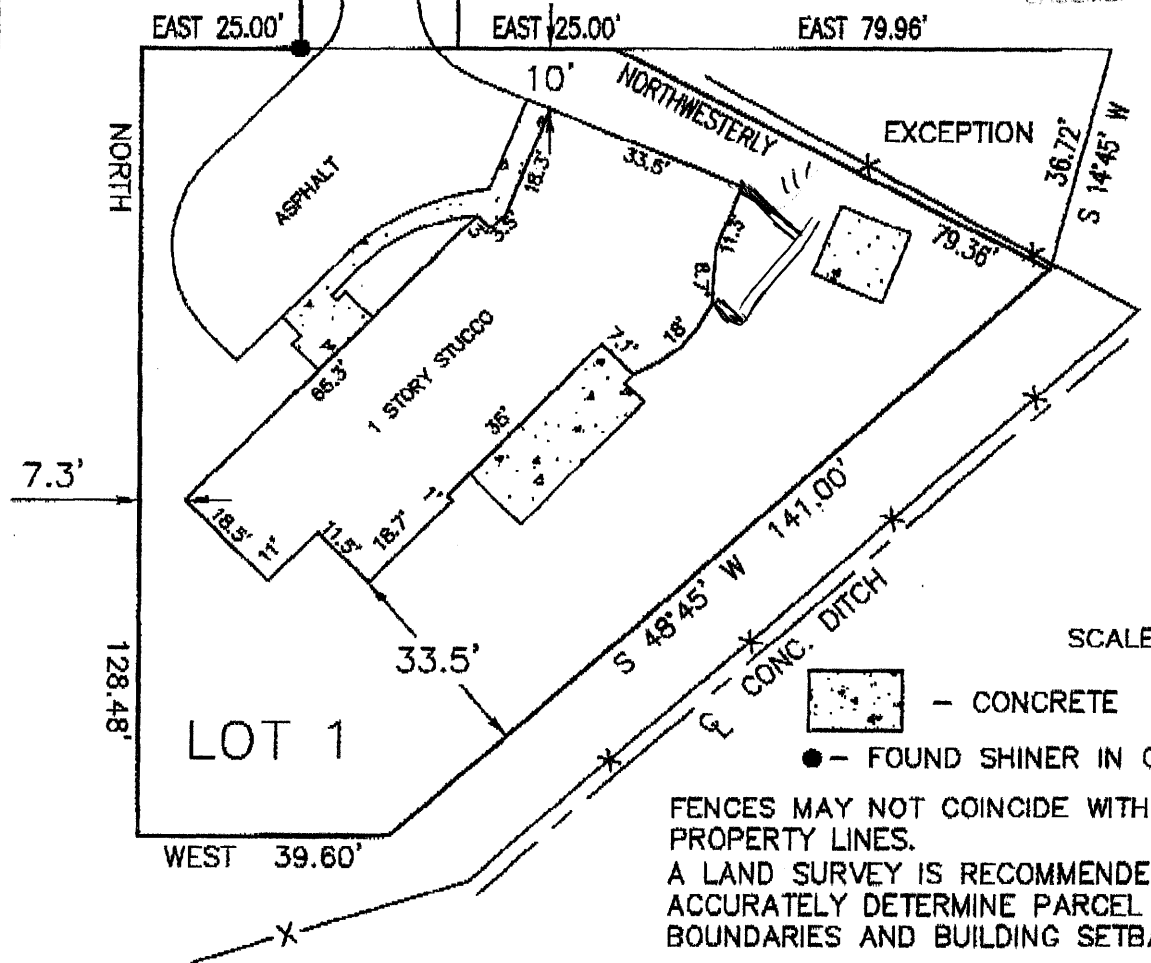
THE EAST 25' OF THE WEST 50' OF LOT 3

SOUTH 110.00'

LUCERO ACCOUNT
NO TITLE WORK PROVIDED. LEGAL DESCRIPTION PROVIDED BY TWO RIVERS MORTGAGE.

LOT 1 IN BLOCK 1 AND THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 3 IN BLOCK 1 OF THE 2ND AMENDED PLAT OF POMONA VIEW SUBDIVISION; EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1;
THENCE EAST 79.96 FEET;
THENCE SOUTH 14°45' WEST 36.72 FEET;
THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.
COUNTY OF MESA, STATE OF COLORADO.

ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



FENCES MAY NOT COINCIDE WITH PROPERTY LINES.
A LAND SURVEY IS RECOMMENDED TO ACCURATELY DETERMINE PARCEL BOUNDARIES AND BUILDING SETBACKS.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR TWO RIVERS MORTGAGE 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, 8/19/08 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.

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 474

