

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Tausus M

Split Parcel - Vacant Land

Building Address 2291 3/4 Fall Grass Dr

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. _____

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Grand West

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot Tract A

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name _____

DESCRIPTION OF WORK & INTENDED USE:

Address _____

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): pump house

City / State / Zip _____

APPLICANT INFORMATION:

Name Down Home Electric

***TYPE OF HOME PROPOSED:**

Address 746 35 1/10th RD

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

City / State / Zip Palisade 81526

NOTES: _____

Telephone (970) 234-1231

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 _____

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions per approved plan

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Tract A - pump house

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 Donald W. Miller

Date 5/2/08

Department Approval Gayle H...

Date 5-7-08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No: None / swr - Vacant

Utility Accounting _____ Date 5/2/08

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)

GRAND WEST BUSINESS PARK

A REPLAT OF LOTS 1 AND 2

TAURUS SUBDIVISION

BOOK 4211, PAGES 317 & 318

LOCATED IN NE1/4, SECTION 6, T1S, R1W, UTE MERIDIAN

MESA COUNTY, COLORADO

GENERAL NOTES

Beats of bearings in the East line of the NE1/4 of Section 6, T1S, R1W, Ute Meridian which bears South 00 degrees 17 minutes 08 seconds West, a distance of 1319.62 feet. Both monuments on this line are Aligout Survey Markers.

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

Easement and Title Information provided by Abstract & Title Co., of Mesa County, Inc. Policy No. 974742422 dated 9/17/2007

AREA SUMMARY

LOTS	=	36.803 Acres	91.17%
TRACT A	=	1.575 Acres	3.89%
TRACT B	=	0.256 Acres	0.58%
ROW	=	1.764 Acres	4.35%
TOTAL	=	40.458 Acres	100.00%

Please note: The red address numbers are added to the recorded subdivision plat.

SURVEYOR'S CERTIFICATION

I, Stanley K. Werner, do hereby certify that the accompanying plat of GRAND WEST BUSINESS PARK, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

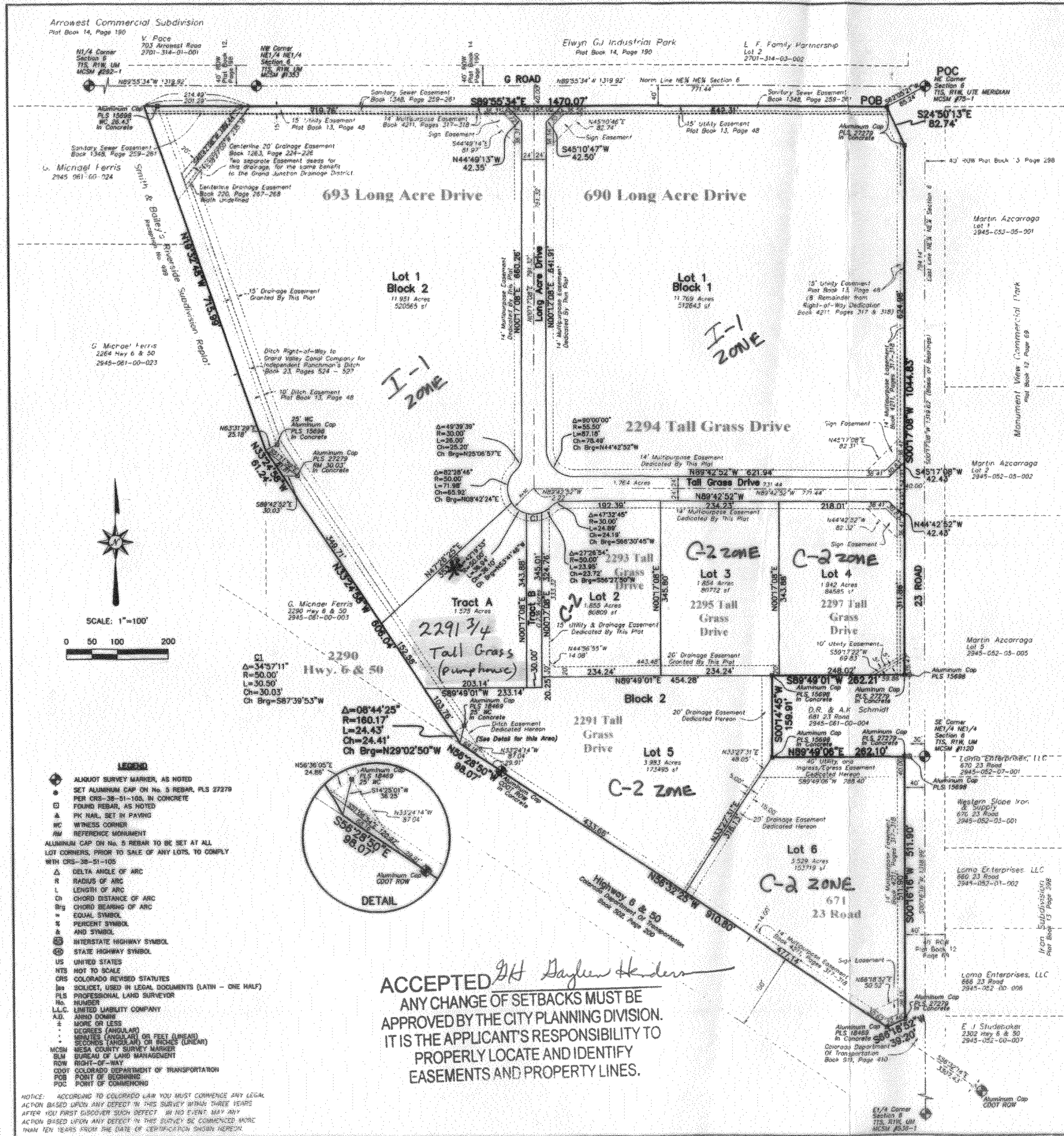
Date certified September 28, 2007



GRAND WEST BUSINESS PARK
 NE1/4, SECTION 6
 T1S, R1W, UTE MERIDIAN
 MESA COUNTY, COLORADO

High Desert Surveying, LLC
 1673 Highway 50, Unit C
 Grand Junction, Colorado 81503
 Telephone: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 07-50	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: September, 2007	rsk	efw		2	2



ACCEPTED *ST* *Daylen Henderson*
 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.

- LEGEND**
- ALIGOUT SURVEY MARKER, AS NOTED
 - SET ALUMINUM CAP ON NO. 5 REBAR, PLS 27270 PER CRS-38-01-105, IN CONCRETE
 - FOUND REBAR, AS NOTED
 - PK NAIL, SET IN PAVING
 - WC WITNESS CORNER
 - RM REFERENCE MONUMENT
 - ALUMINUM CAP ON NO. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-01-105
 - DELTA ANGLE OF ARC
 - R RADIUS OF ARC
 - L LENGTH OF ARC
 - Ch CHORD DISTANCE OF ARC
 - Brg CHORD BEARING OF ARC
 - = EQUAL SYMBOL
 - % PERCENT SYMBOL
 - AND SYMBOL
 - INTERSTATE HIGHWAY SYMBOL
 - STATE HIGHWAY SYMBOL
 - US UNITED STATES
 - HTS HOT TO SCALE
 - CRS COLORADO REVISED STATUTES
 - SOLICIT, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
 - PLS PROFESSIONAL LAND SURVEYOR
 - LLC LIMITED LIABILITY COMPANY
 - AD ADJACENT
 - ± MORE OR LESS
 - DEGREES (ANGULAR)
 - MINUTES (ANGULAR) OR FEET (LINEAR)
 - SECONDS (ANGULAR) OR FEET (LINEAR)
 - MCSM MESA COUNTY SURVEY MARKER
 - SJM BUREAU OF LAND MANAGEMENT
 - ROW RIGHT-OF-WAY
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREIN.