

FEE \$	10
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Ref# 13009-0

Building Address 2743 Cheyenne Dr  
 Parcel No. 2945-243-12-008  
 Subdivision Bookcliff View Lot 8 B/K1  
 Filing \_\_\_\_\_ Block 1 Lot 8

No. of Existing Bldgs 3 No. Proposed SAME  
 Sq. Ft. of Existing Bldgs 2300 + 96 = Sq. Ft. Proposed 2396  
 Sq. Ft. of Lot / Parcel 6316  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2396 + 1406 (driveway) = 3802  
 Height of Proposed Structure 8

**OWNER INFORMATION:**

Name Jamie Derrick Ferrell  
 Address 2743 Cheyenne Dr.  
 City / State / Zip Grand Junction, CO  
81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Jamie Ferrell  
 Address 2743 Cheyenne Dr.  
 City / State / Zip Grand Junction, CO  
 Telephone 970-234-4708 81503

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: move existing shed 8x12 from front to rear yard

**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 <u>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

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).

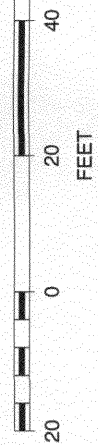
Applicant Signature Jamie Ferrell Date 4/23/09  
 Planning Approval R. Moore Date 4/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-23-09</u>		

# 2743 Cheyenne Drive



SCALE 1 : 330



**ACCEPTED**  
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.



# BOOKCLIFF VIEW

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned G. Douglas Holting and Fran N. Halsey, Jr. as the owners of that real property situated in the NE  $1/4$  and SE  $1/4$  of Section 24, Township 1 South, Range 1 West of the 10th Meridian, in the City of Grand Junction, Mesa County, Colorado, and also the Southwest Corner of the South  $1/2$  of Section 24, Township 1 South, Range 1 West of the 10th Meridian, in the City of Grand Junction, Mesa County, Colorado, do hereby dedicate to the City of Grand Junction, Colorado, the accompanying plat hereof, said real property being more particularly described by metes and bounds as follows:

Beginning at the NE Corner NE  $1/4$  SE  $1/4$  SW  $1/4$  of Section 24, Township 1 South, Range 1 West of the 10th Meridian, thence S  $00^{\circ}02' E$  658.00 feet, thence N  $89^{\circ}59' W$  332.86 feet, thence N  $00^{\circ}04' W$  393.81 feet to the Well-Known Corner of said NE  $1/4$  SE  $1/4$  SW  $1/4$  thence S  $00^{\circ}02' E$  658.00 feet to the Well-Known Corner of said NE  $1/4$  SE  $1/4$  SW  $1/4$ , thence East 661.25 feet to the Point of Beginning.

That said owners have caused the said real property to be laid out and platted as Bookcliff View, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat or easements for the installation and maintenance of such utility, as telephone, electric and cable television lines, poles and cables, storm and sewer lines, gas lines, and other utility lines, and also those portions of said real property which are described as utility easements; and those portions of said real property which are labeled as irrigation easements on the accompanying plat or easements for the installation and maintenance of irrigation ditches, canals and conduits.

IN WITNESS WHEREOF said G. Douglas Holting and Fran N. Halsey, Jr. have caused their names to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_\_.

G. Douglas Holting  
 Fran N. Halsey, Jr.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF COLORADO  
 COUNTY OF MESA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, by G. Douglas Holting and Fran N. Halsey, Jr. Commission Expires \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### CITY AFFECTION

This City of Bookcliff View, a subdivision of the City of Grand Junction, County of Mesa and State of Colorado, was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.

City of Grand Junction  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### CLERK AND RECORDERS CERTIFICATE

THIS INSTRUMENT WAS FILED IN MY OFFICE ON \_\_\_\_\_, A.D. 19\_\_\_\_, and is duly recorded in Plat Book No. \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_ Clerk and Recorder  
 \_\_\_\_\_  
 \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Clarence J. Blaha do hereby certify that the accompanying plat of Bookcliff View, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

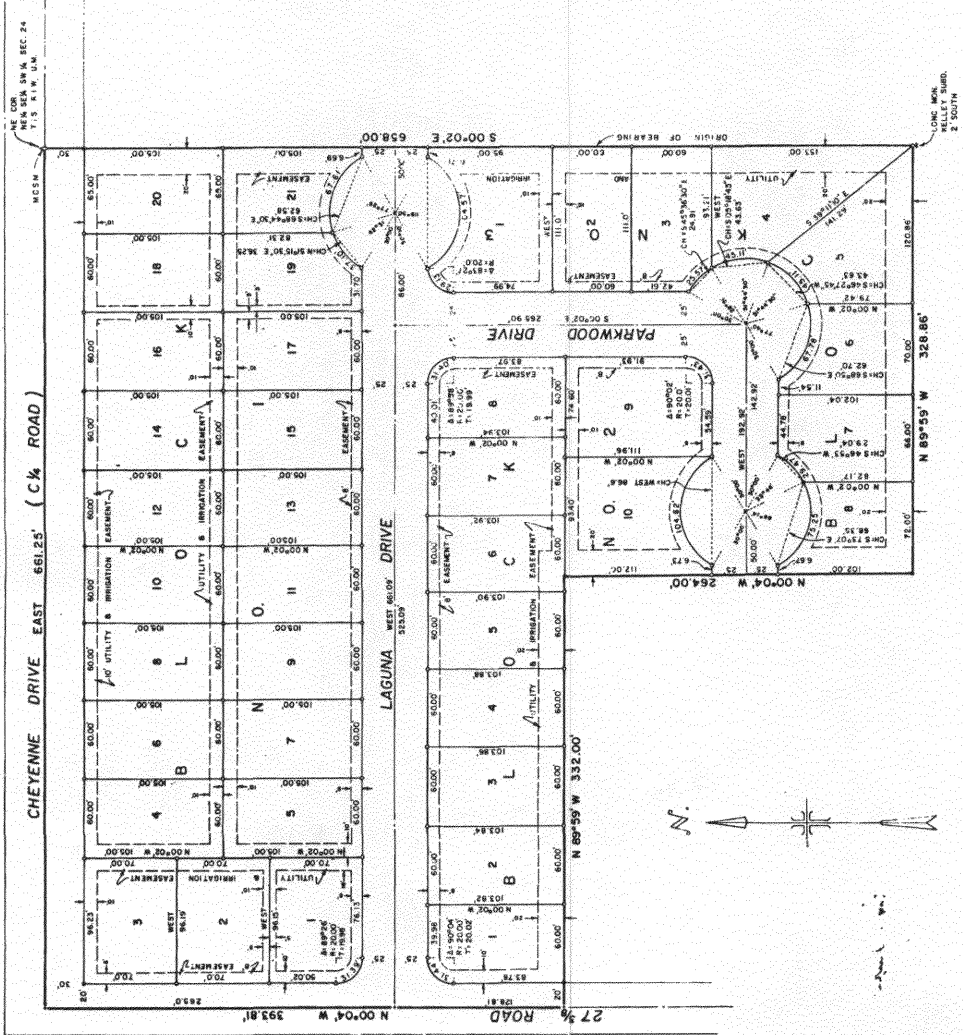
Clarence J. Blaha  
 Registered Land Surveyor

Approved for content and form only and not to the accuracy of surveys, calculations, and drafting. Passed at 10 A.M. 1963, 136-2-2 as amended.

Pope C. Lisle  
 City Engineer

WESTERN ENGINEERS, INC.  
 PLAT OF  
**BOOKCLIFF VIEW**  
 CITY OF GRAND JUNCTION  
 MESA COUNTY, COLORADO

SURVEYED, 8-1-58, 8-15-62, 8-15-63, 8-15-64, 8-15-65, 8-15-66, 8-15-67, 8-15-68, 8-15-69, 8-15-70, 8-15-71, 8-15-72, 8-15-73, 8-15-74, 8-15-75, 8-15-76, 8-15-77, 8-15-78, 8-15-79, 8-15-80  
 GRAND JUNCTION, COLO. E.M.S. 27-18-34 27-18-35 27-18-36



- 0 MESA COUNTY SPOKE MONUMENT
- JACKSON MONUMENT
- FOUR CORNER AS NOTED
- MAIL
- NO 5 REBAR SET IN CONCRETE