

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2813 Hall Ave
SUBDIVISION: Virginia Village
FILING # _____ BLK # 3 LOT # 11

SQ FT OF BLDG: 120'
SQ FT OF LOT: _____
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION _____

TAX SCHEDULE NUMBER: 2943-073-13-016

PROPERTY OWNER: JAMES F. McFarland

ADDRESS: 2813 HALL AVE

PHONE: 241-0204

USE OF ALL EXISTING BUILDINGS: _____

DESCRIPTION OF WORK AND INTENDED USE:
Sled for Storage

FOR OFFICE USE ONLY

ZONE: RSEB

FLOOD PLAIN: YES (NO)

SETBACKS: F _____ S 3 R 3

GEOLOGIC HAZARD: YES (NO)

RIGHT OF WAY: _____

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: _____

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: _____

LANDSCAPING/SCREENING: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6/2/83

James F. McFarland
SIGNATURE

APPROVED BY: [Signature]

June 2, 1983

James E. McFarland
2813 Hall Avenue
Grand Junction, CO 81501

To Whom It May Concern:

It has come to our attention that we have a wood structure shed built on our easement on the Southeast corner of Lot 11, Block 3 of Virginia Village Subdivision in the City of Grand Junction, Colorado.


We request permission to leave the structure until such time as you would need to use the easement, at which time we would move the shed at property owners expenses.



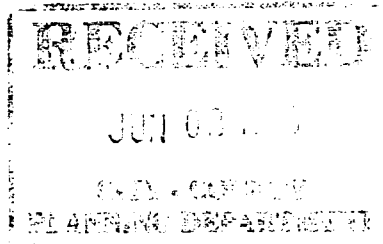
Mountain Bell



Public Service

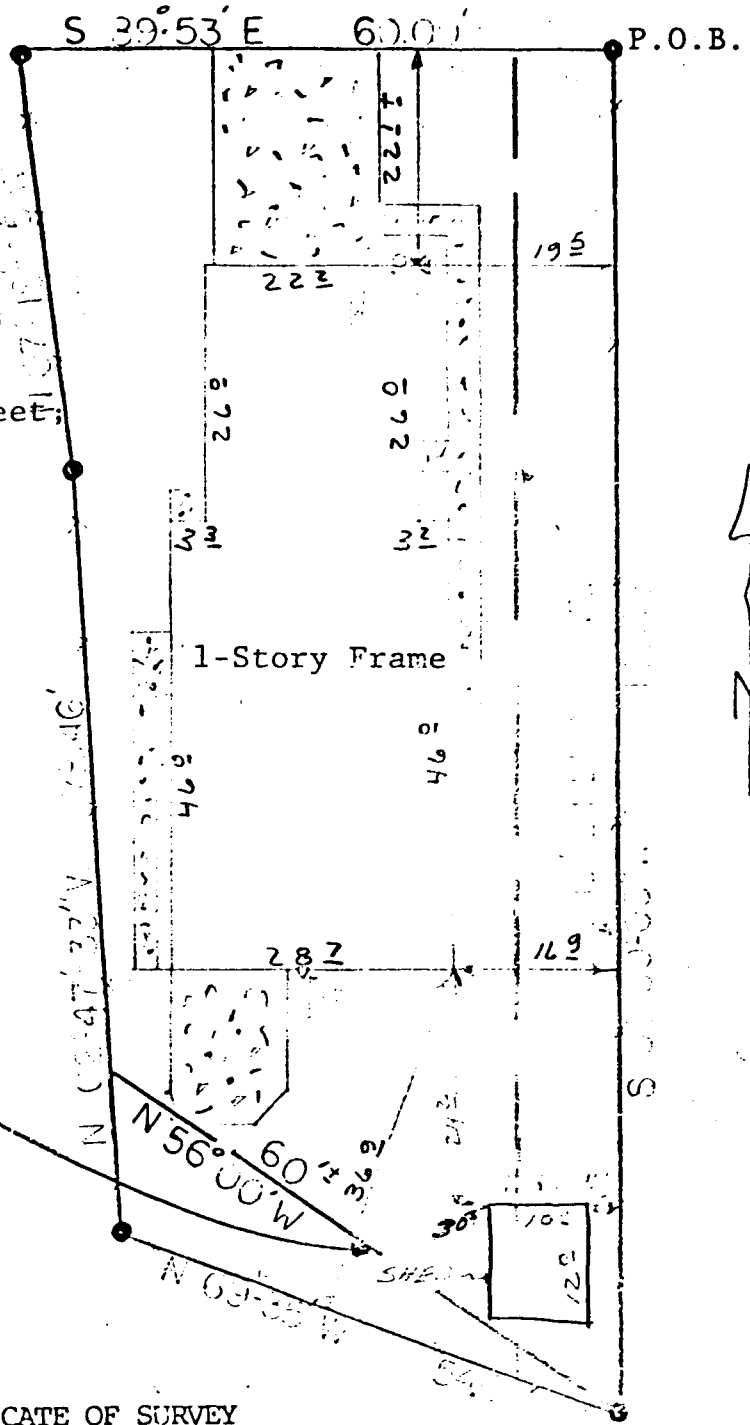


Cable T. V.



IMPROVEMENT LOCATION CERTIFICATE

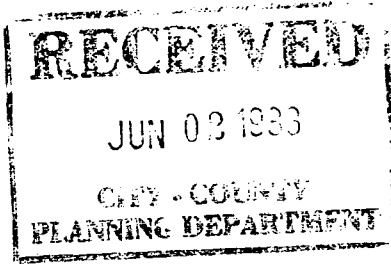
LEGAL DESCRIPTION: A tract of land located in the East part of of Lot 11, Block 3 Virginia Village Subdivision, in the City of Grand Junction, Colorado Described as follows: Commencing at the Northeast Corner of Lot 11, and considering the East line of Lot 11 to be South, thence South 138.73 feet; thence North 69°35' West 54.0 feet; thence North 02°47'33" West 78.46 feet; thence North 07°18'25" West 42.0 feet; thence South 89°53' East 60.0 feet to the Point of Beginning.



Scale 1"=20'

● FD. I.P. L.S. #12085

UTILITY EASEMENT Per Book 1260 Page 902.



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR McFarland, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS AT THE TIME I PREPARED THIS IMPROVEMENT LOCATION CERTIFICATE, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 1/19/83, 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.

WESTERN SLOPE LAND SURVEYING, INC.
P. O. Box 3345
Grand Junction, CO 81502



BY: Kenneth L. Glenn
Kenneth L. Glenn L.S. #12770

DATE: 1/19/83 JOB NO.: 105.036

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.