

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

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

BLDG PERMIT NO. 82424



Your Bridge to a Better Community

BLDG ADDRESS 2829 B 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 180 sqft
 TAX SCHEDULE NO. 2943-303-64-003 SQ. FT. OF EXISTING BLDGS 1,450 ±
 SUBDIVISION Arrowhead Acres TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 11 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Carl R. Neely NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2829 B 1/2 Rd USE OF EXISTING BUILDINGS dwelling
 (1) TELEPHONE 970-255-6805 DESCRIPTION OF WORK & INTENDED USE shed/storage
 (2) APPLICANT Carl R. Neely Accessory structure
 (2) ADDRESS 2829 B 1/2 Rd TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-255-6805 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 RMF-5 Maximum coverage of lot by structures 6090
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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 Carl R. Neely Date May 29, 2002
 Department Approval Cheryl Wilson Date 5/29/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO.
Utility Accounting	<u>10 Varover</u>	Date	<u>5/29/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IMPROVEMENT LOCATION CERTIFICATE

2829 B 4/10 ROAD

CAEL NEELY

FIRST AMERICAN TITLE # 143481 (Nicolle)
 NEELY ACCOUNT
 LOT 2 IN BLOCK 3 OF ARROWHEAD ACRES II, FILING II,
 MESA COUNTY, COLORADO.

2829 B 4/10 Rd

Grand Jct, CO

970-255-6805

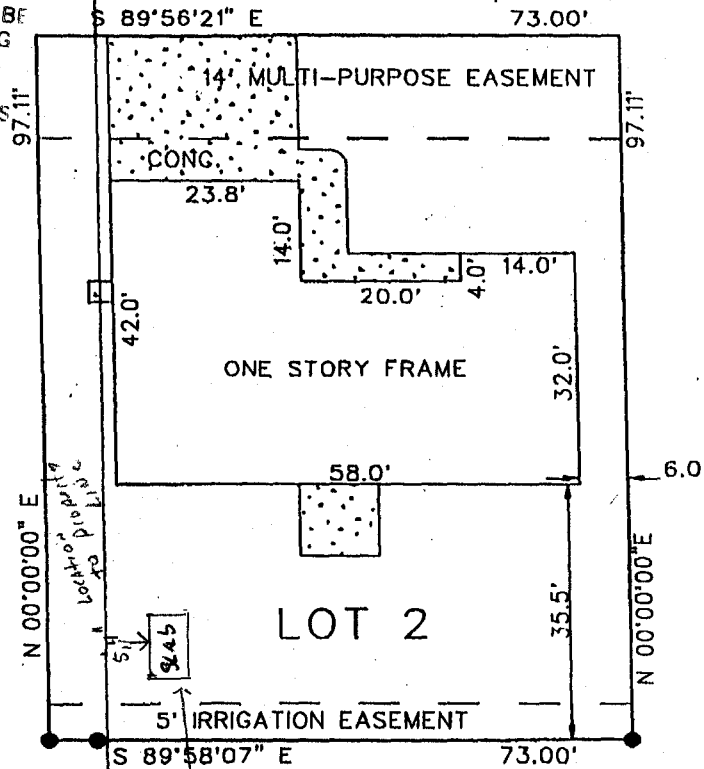
B.4 ROAD

5/29/02
 ACCEPTED *Chay Wilson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE: 1" = 20'

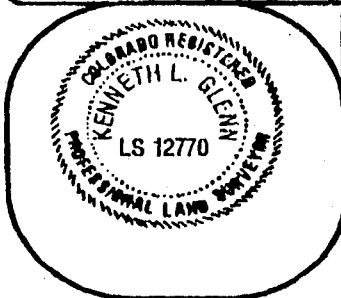
10' x 12' Storage shed
 Locate to property &
 Easement Requirements



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FNB OF THE ROCKIES 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, 3/14/02 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.

● = FOUND PIN WITH CAP LS20677

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 970-245-3777

FAX: 241-4847



by GLENN

MAILING:
 2754 COMPASS DRIVE
 SUITE 195
 GRAND JUNCTION, CO. 81

SURVEYED BY:	J.G.	DATE SURVEYED:	3/14/02
DRAWN BY:	C.R.	DATE DRAWN:	3/14/02
REVISION:		SCALE:	1" = 20'