

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____



Building Address 298 27 1/4 RD
Parcel No. 2945-252-33-001
Subdivision Obadia Sub
Filing — Block — Lot 1

No. of Existing Bldgs 2 Proposed 3
Sq. Ft. of Existing Bldgs 1000 ^{sq ft} Proposed 875 ^{sq ft}
Sq. Ft. of Lot / Parcel .63 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Alan Chadia
Address 298 27 1/4 RD
City / State / Zip 81503

DESCRIPTION OF WORK & INTENDED USE:

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

***TYPE OF HOME PROPOSED:**

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

APPLICANT INFORMATION:

Name Richard Hiday
Address 195 Holly Lane
City / State / Zip 81503
Telephone 245-3253 *← call when ready*

NOTES: garage only

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 <u>RMF-8</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	Parking Requirement <u>N/C</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Richard Hiday Date 11/6/03
Department Approval [Signature] Date 11-7/03

Additional water and/or sewer tap fee(s) are required.	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>no charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/7/03</u>		

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)

OBADIA SUBDIVISION OF PARCELS LOCATED IN NE1/4 NW1/4, SECTION 25, T1S, R1W, UTE MERIDIAN

RMF-8
SS-2002-115
TCP Ø
SIF Ø
T 80
C 13

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That the undersigned John J. Carter, James L. Carter, Richard W. Miley, Margaret E. Miley and Alan J. Chisler are the owners of that real property described in and subject to the dedication of the subdivision of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2202, Page 797 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 1857, Page 708 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2202, Page 797 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by John J. Carter on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 01-25-06

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by Alan J. Chisler on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 01-25-06

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by Richard W. Miley and Margaret E. Miley on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 01-25-06

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2204, Page 208 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 1857, Page 708 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2065, Page 720 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by John Burger on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 12-28-2003

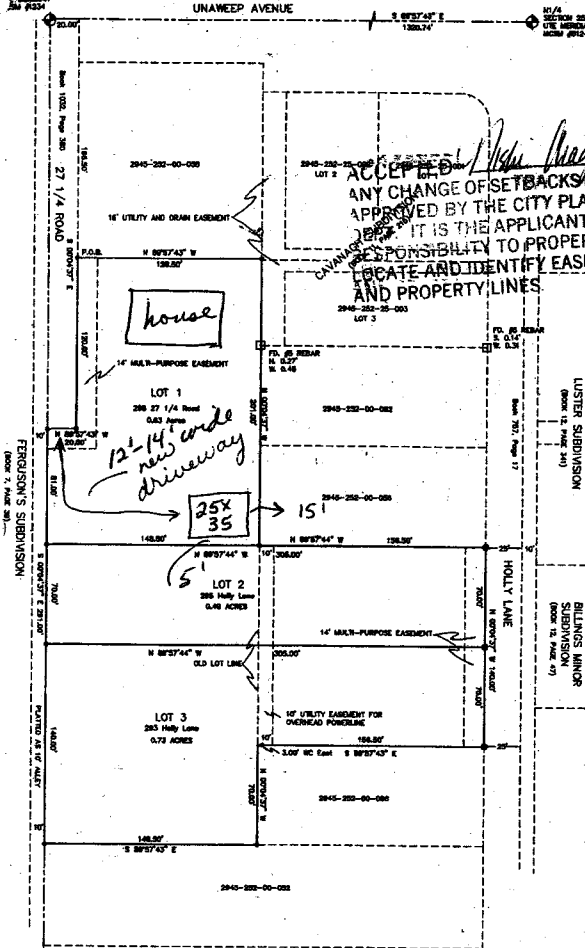
NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by Richard W. Miley and Margaret E. Miley on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 9-30-04

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by Margaret E. Miley on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 9-30-04

LIENHOLDERS RATIFICATION OF PLAT
The undersigned hereby certifies that it is a holder of a security interest upon the property herein described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 2094, Page 208 of the Public Records of Mesa County, Colorado shall be subordinated to the dedication shown herein.

CITY OF GRAND JUNCTION APPROVAL
This plat of subdivision of a part of the City of Grand Junction, Mesa County, Colorado, is approved and accepted this 11th day of July, A.D. 2002.
[Signature] Mayor
[Signature] President of City Council

CLERK AND RECORDER'S CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)
I hereby certify that this instrument was filed in my office on the 11th day of July, A.D. 2002, and was duly recorded in Plat Book No. 19, Page No. 77, Reception No. 20071580 Drawer No. MM-67.



AREA SUMMARY

LOT 1	=	0.43 Acres	34E
LOT 2	=	0.48 Acres	30E
LOT 3	=	0.73 Acres	42E
TOTAL		1.64 Acres	100.00%

NOTES

- 1) Easement and Title Information provided by:
 - A) Shady/Hunter & Hunter-Invitation Land Title Company, Policy No. 54802
 - B) Debra/First American Title Company, Commitment No. 0015388
 - C) Miley-First American Title Company, Commitment No. 108488
- 2) Date of bearings corner the North line of the NE1/4 NE1/4 of Section 25 is bear S 89°24'45" E 1322.74 feet. Bearings taken from Mesa County Stake Atlas.
- 3) Property corners located during this survey that were within 0.25 feet of the established point were accepted as being "in position".

NOTARY PUBLIC CERTIFICATION
STATE OF COLORADO)
COUNTY OF MESA)
I, the foregoing instrument was acknowledged before me by [Signatures] on the 11th day of July, A.D. 2002.
Whereas my hand and official seal
Notary Public
My Commission Expires 9-30-04

SURVEYOR'S CERTIFICATION
I, the undersigned, being a duly Licensed Surveyor of the State of Colorado, do hereby certify that I am the author of the foregoing plat of said subdivision and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor of the State of Colorado, and that I am the author of the foregoing plat of said subdivision and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor of the State of Colorado.
[Signature] Surveyor
My Commission Expires 9-30-04

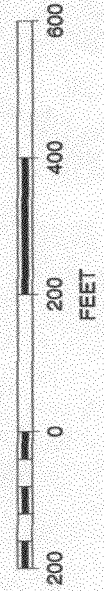
OBADIA SUBDIVISION	
NE1/4 NW1/4 SECTION 25 T1S, R1W, UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 S 3/4 Road, Grand Jct., CO 81503 970-254-8848	
SUR. BY: JS/2W	DRAWN BY: SKW
JOB NO. 02-21	SHEET 1 OF 1
REVISION DATE: MAY 21, 02 REVISION: PLAT COMMENTS	

298 27 1/4 Rd



	Airport Zones	2002 Photos
	AIRPORT RO/	
	CLEAR ZONE	Streets 2
	CRITICAL ZOI	
	RUNWAY 22	
	RUNWAY 29	
	TAXI WAY	

SCALE 1 : 3,359



*Driveway dimension
12' width / 33' maximum
show layout
also keep 5' from PL*