

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 89745



Your Bridge to a Better Community

† BLDG ADDRESS Lot 8 Block 3 Ules Arthur Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1899
COLONIAL HEIGHTS SUB.

† TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Colonial Hghts TOTAL SQ. FT. OF EXISTING & PROPOSED 1899

FILING _____ BLK 3 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Roland Schendel NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 629 Hudson Bay USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 254-8135 DESCRIPTION OF WORK & INTENDED USE NEW

(2) APPLICANT Roland Schendel TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS SAME

(2) TELEPHONE SAME

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 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Approval Ltr from Lic Eng

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Roland Schendel Date 5-19-03
 Department Approval Misha Magon Date 5/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6090</u>
Utility Accounting	<u>Dottie Anderson</u>		Date <u>5/22/03</u>

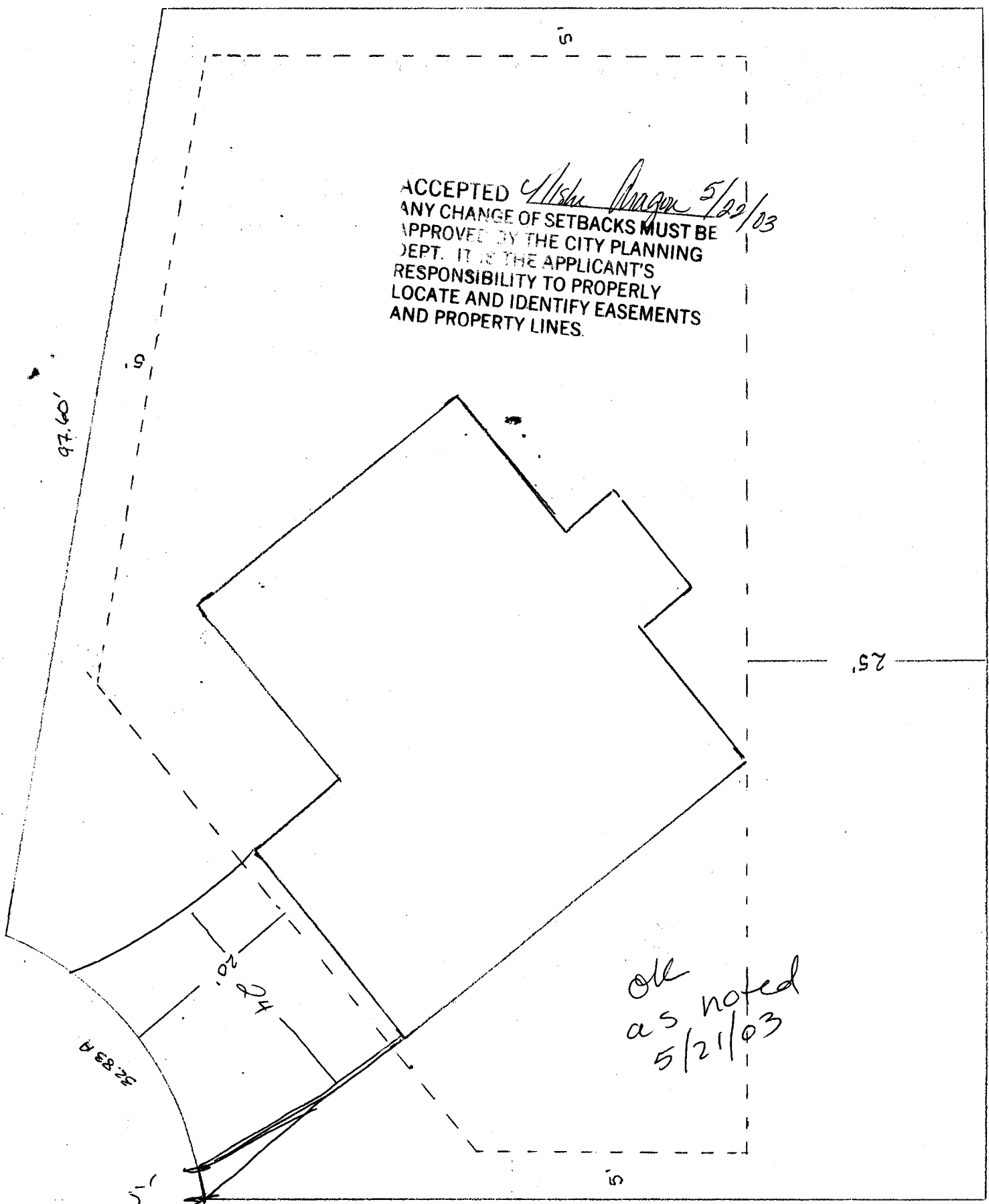
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

86.26

ACCEPTED *Alisa Berger 5/22/03*
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.

1/8" = 1'



97.60'

9'

5'

25'

123.93'

← 25' ROAD →

32.83 ft

20'
24'

*OK
as noted
5/21/03*

5'

from PL

5'

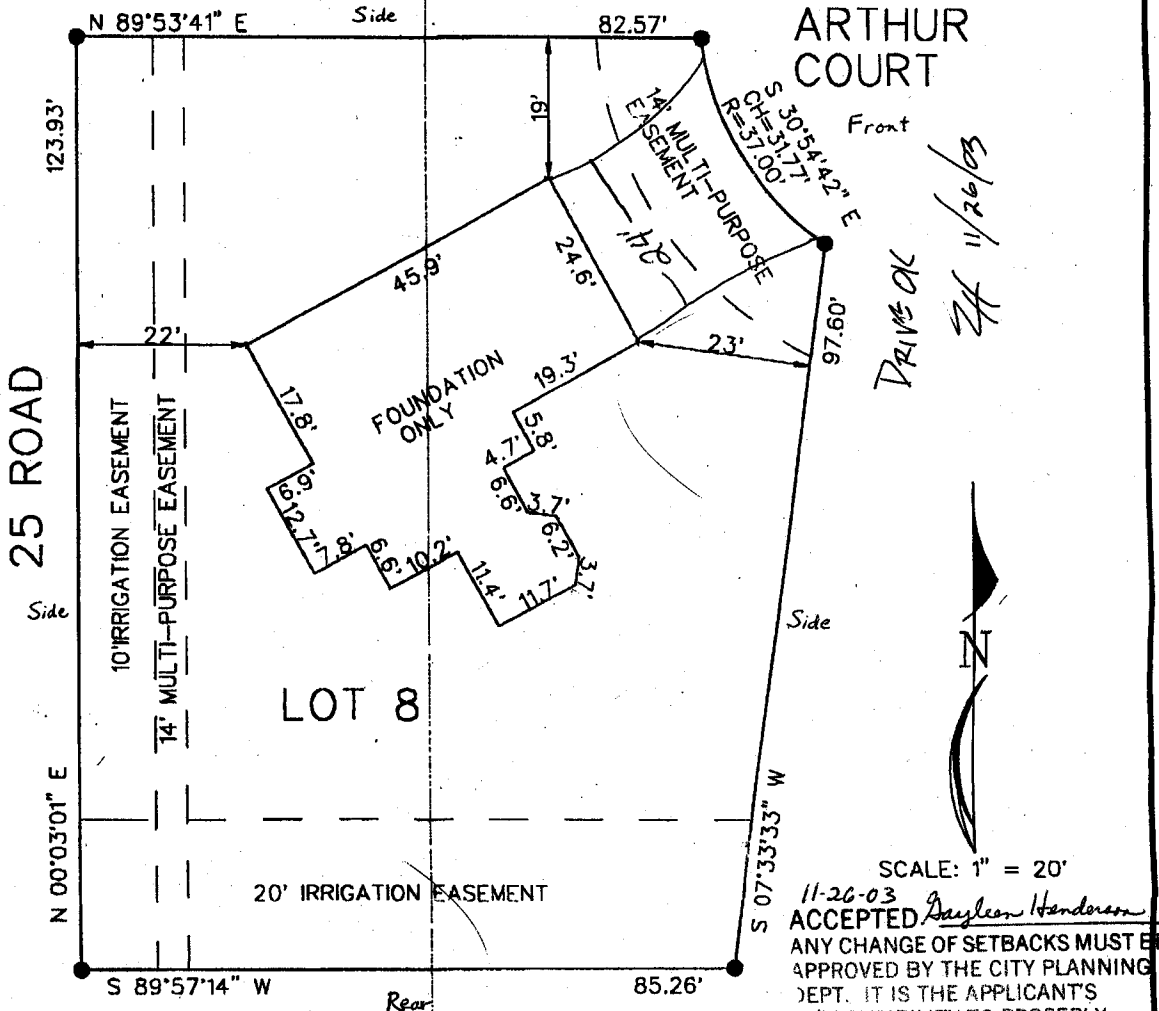
82.728

N
↓

IMPROVEMENT LOCATION CERTIFICATE

665 ARTHUR COURT

SCHENDEL ACCOUNT
 LOT 8 IN BLOCK 3 OF COLONIAL HEIGHTS SUBDIVISION,
 MESA COUNTY, COLORADO.



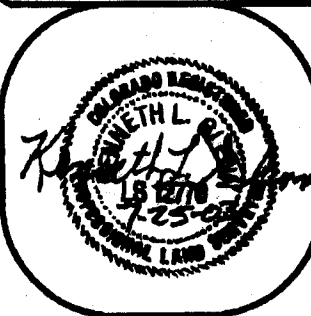
SCALE: 1" = 20'

11-26-03
 ACCEPTED *Gayle Henderson*
 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.

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, 7/24/03 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 R.L.S. 12770		SURVEYIT		MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506	
PHONE: 970-245-3777		FAX: 241-4847		by GLENN	
SURVEYED BY:		J.G.	DATE SURVEYED:		7/24/03
DRAWN BY:		C.R.	DATE DRAWN:		7/24/03
REVISION:			SCALE:		1" = 20'