

DATE SUBMITTED: 7/5/88

PERMIT # 30666

FEE N/A

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2638 Orchard Ave

SQ. FT. OF BLDG: N/A

SUBDIVISION: Melrose

SQ. FT. OF LOT: N/A

FILING #      BLK #      LOT #     

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-121-10-036

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Wirt W. Burns

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1750 N. 8th St. City

Residential

PHONE: 242-4941

DESCRIPTION OF WORK AND INTENDED USE:  
interior remodel & replace existing porch

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARDS: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_  
interior PORCH - NO CHANGES

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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: 7/5/88

APPROVED BY: Jessie Troutner

Wirt W Burns  
SIGNATURE

**Sales Contract**

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner  
Property Disposition Program



(OMB. No.2502-0306 (Exp. 9-30-89))

HUD Case No.  
051-284590-203

1. I(We), Wirt W. Burns  
(Purchaser(s)) agree to purchase on the terms set forth herein, the following described property in Mesa County, State of Colorado.  
The legal description of the property is: Beg S.E. Cor Lot 21 Block 1 Melrose Estates Sub  
The address is: 2638 Orchard Ave., Grand Junction, CO 81501  
(Street Number, Street Name, Unit Number, if Applicable, and City)
2. The Secretary of Housing and Urban Development (Seller) agrees to sell the property described above at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following name(s) and style: Wirt W. Burns, In Severalty
3. The agreed purchase price of the property is ..... 3. \$ 7,255.00  
Purchaser has paid \$ 500.00 as earnest money to be applied on the purchase price, and agrees to pay the balance of the purchase price, plus or minus prorations, at the time of closing, in cash to Seller. The earnest money deposit shall be held by CENTURY 21 Hallmark Properties, Inc.  
1460 N. 12th Street, Grand Junction, CO 81501
4. <sup>No. 377</sup> (  ) Purchaser is applying for HUD/FHA insured financing with a down payment of \$ \_\_\_\_\_ in cash due at closing and the balance secured by a mortgage in the amount of \$ \_\_\_\_\_ for \_\_\_\_\_ months (does not include HUD/FHA Mortgage Insurance Premium).  
( ) Said mortgage involves a repair escrow amounting to ..... 4. \$ -0-  
( ) Purchaser is applying for conventional or other financing not involving HUD/FHA insured financing.
5. Seller will pay reasonable and customary, but not more than actual, costs of obtaining financing and/or closing (not including broker's commission) in an amount not to exceed ..... 5. \$ -0-
6. Upon sales closing, Seller agrees to pay to the broker identified below a commission of ..... 6. \$ 1,000.00
7. The net amount due Seller is ..... 7. \$ 6255.00  
(Purchase price, Item 3, less Item 4 escrow, if any, less Items 5 and 6)
8. Purchaser (  ) will ( ) will not occupy this property as the primary residence.
9. The sale shall close not later than 60 days after acceptance of contract  
Closing shall be held at Western Colorado Title
10. If Seller does not accept this offer, Seller (  ) may ( ) may not hold such offer as a back-up to accepted offer.
11. (  ) An addendum is attached hereto and made a part of this contract.
12. This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated herein and made a part of this contract.

**Certification of Purchaser**—The undersigned certifies that in affixing his/his/its signature to this contract he/she/it understands all the contents thereof (including the Conditions of Sale) and is in agreement therewith without protest.

Purchaser(s): (Type or print names, Social Security Nos., and sign)  Wirt W. Burns 522-10-1711  	Purchaser(s) Address 1715 N. 8th Street Grand Junction, CO 81501	
	Phone No. 303-242-4941	Date Contract Signed by Purchaser(s) 6-24-89
Seller: Secretary of Housing and Urban Development By: (Type Name and Title and Sign)		Date Contract Accepted by HUD

**Certification of Broker**—The undersigned certifies that: (1) neither he nor anyone authorized to act for him has declined to sell the property described herein to or to make it available for inspection or consideration by a prospective purchaser because of his race, color, religion, sex, or national origin; (2) he has executed and filed with HUD, Form HUD-9556, Joint HUD-VA Nondiscrimination Certification (Sales Broker); and (3) he is in compliance with HUD's earnest money policy as set forth in Agreement to Abide executed on 11/17, 19 87.

Type Name and Address of Broker (include Zip Code)  CENTURY 21 Hallmark Properties, Inc. 1460 N. 12th Street Grand Junction, CO 81501	Social Security No. or Employer Identification No. of Broker (include hyphens) 84-0960692
	Area Code and Telephone No. of Broker 303-241-2100
	Signature of Broker 