

FEE \$ 5.00

BLDG PERMIT NO. 49508

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

03-1190-05-9

TCP 500

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1326 Ouray TAX SCHEDULE NO. 2945-132-10-011

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION approx 1400 sq. ft.

FILING 2 BLK 2 LOT 26834 SQ. FT. OF EXISTING BLDG(S) approx 900 sq. ft.

(1) OWNER Harry A. and Gerald A. Tremann NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1335 Chipeta
NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT same as owner USE OF EXISTING BLDGS 2

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Moving house on to lot. Residence for Gerald A. Tremann

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5

Maximum coverage of lot by structures 35%

SETBACKS: Front 20 from property line (PL) or 45 from center of ROW, whichever is greater

Parking Req'mt 2

Side 5 from PL Rear 25 from PL

Special Conditions existing house on alley to be demolished - see attached agreement

Maximum Height 32

CENSUS TRACT 7 TRAFFIC ZONE 4C

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Harry A. Tremann Date 8/1/94

Department Approval Kathy Portman Date 8/1/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Millicie Fowler Date 8-1-94

no change in use of S/F

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

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

CHIPETA ST



North

ACCEPTED *KP 8/1/94*
ANY CHANGE OF TRACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Rear property line

existing house

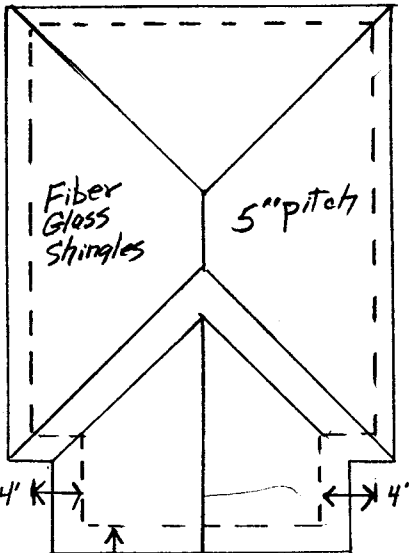
900 sq. ft.
To be demolished
KP 7/4/94

63'

11' * 28' * 11'

42'

34'



8'

4'

4'

20' 1326 Ouray ST
Grand Junction, CO.

50'

OURAY ST

Owner H. Tiemann

13TH ST

14TH ST

Harry Tiemann
242-7061

AGREEMENT TO DEMOLISH STRUCTURE

THIS AGREEMENT made this 1st day of August, 1994, by and between Harry A. Tiemann, Jr. hereinafter referred to as "OWNER" and the CITY OF GRAND JUNCTION.

WHEREAS, the OWNER intends to replace an existing residence with a new residence located at 1326 Ouray Avenue, Grand Junction, Colorado all in accordance with any and all applicable State and local building codes and zoning laws.

In furtherance of the owners stated intentions the parties agree as follows:

1. The OWNER does hereby agree to vacate the residential structure located at 1326 Ouray Avenue upon completion of the new residence and issuance of a Certificate of Occupancy and/or Final Inspection by the Building Department. The residential structure to be vacated is generally described as an approximately 900 square foot small structure situated along the alley and will be known as the existing residence.
2. The OWNER further agrees that demolition of the existing residence will commence within 15 days of the issuance of a Certificate of Occupancy and/or Final Inspection by the Building Department for the new residence. Demolition shall be complete and all debris shall be removed, excavations filled and water, sewer and gas, or other utilities, capped, stubbed or otherwise covered as required by the Building Department or utility provider, within 30 days of commencing the demolition. Failure to demolish the existing residence within the above timeframe will be a violation of the Zoning Laws of the City of Grand Junction. The owner acknowledges and agrees that the City of Grand Junction may institute civil and/or criminal proceedings as determined in its judgement.
3. Should the City of Grand Junction be required to enforce the terms of this agreement, the City will be entitled to costs, including attorneys fees from the owner.

EXECUTED at Grand Junction, Colorado, this 1st day of August, 1994.

Harry A. Tiemann, Jr.
OWNER

Ken Timm
Director of Community Development

kp

AGREEMENT TO DEMOLISH STRUCTURE

THIS AGREEMENT made this 1st day of August, 1994,
by and between Harry A. Tiemann, Jr. hereinafter referred to as
"OWNER" and the CITY OF GRAND JUNCTION.

WHEREAS, the OWNER intends to replace an existing residence
with a new residence located at 1326 Ouray Avenue, Grand Junction,
Colorado all in accordance with any and all applicable State and
local building codes and zoning laws.

In furtherance of the owners stated intentions the parties
agree as follows:

1. The OWNER does hereby agree to vacate the residential structure located at 1326 Ouray Avenue upon completion of the new residence and issuance of a Certificate of Occupancy and/or Final Inspection by the Building Department. The residential structure to be vacated is generally described as an approximately 900 square foot small structure situated along the alley and will be known as the existing residence.
2. The OWNER further agrees that demolition of the existing residence will commence within 15 days of the issuance of a Certificate of Occupancy and/or Final Inspection by the Building Department for the new residence. Demolition shall be complete and all debris shall be removed, excavations filled and water, sewer and gas, or other utilities, capped, stubbed or otherwise covered as required by the Building Department or utility provider, within 30 days of commencing the demolition. Failure to demolish the existing residence within the above timeframe will be a violation of the Zoning Laws of the City of Grand Junction. The owner acknowledges and agrees that the City of Grand Junction may institute civil and/or criminal proceedings as determined in its judgement.
3. Should the City of Grand Junction be required to enforce the terms of this agreement, the City will be entitled to costs, including attorneys fees from the owner.

EXECUTED at Grand Junction, Colorado, this 1st day of
August, 1994.

Harry A. Tiemann, Jr.
OWNER

Jerry Timm
Director of Community Development

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION