

FEE \$ 10⁰⁰

BLDG PERMIT NO. 49508

\$500⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1326 Ouray TAX SCHEDULE NO. 2945-132-10-011
 SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION app. 1200
 FILING - BLK 2 LOT 25,26 SQ. FT. OF EXISTING BLDG(S) app. 900
 (1) OWNER Harry A. and Carol A. Tiemann NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1326 Ouray
 (1) TELEPHONE 242-7061 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Harry A. Tiemann USE OF EXISTING BLDGS Residence
 (2) ADDRESS 1335 Chipeta DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-7061 Move in house for ^{New} residence
Demolition of old home

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 3590
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32'
access - 3'-side 10'-rear CENSUS TRACT 7 TRAFFIC ZONE 38

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).

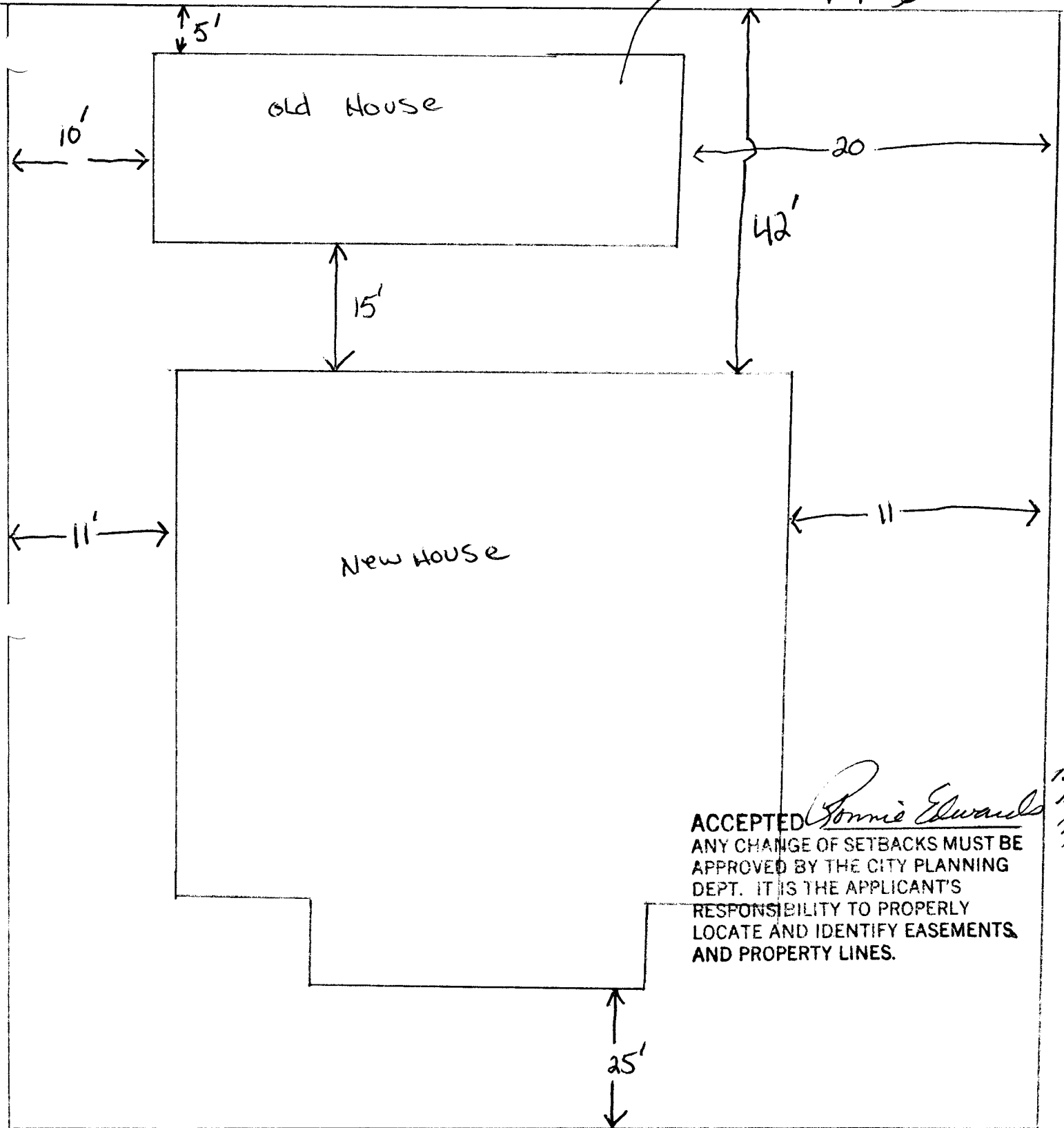
Applicant Signature Harry A. Tiemann Date 12/14/94
 Department Approval Ronnie Edwards Date 12/14/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 3006 S/F
 Utility Accounting Millie Fowler Date 12-14-94

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)

ALLEY

To be removed w/in 15 days after new home is sealed. North ↑



ACCEPTED *Gonnie Edwards*
 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.

12/14/94

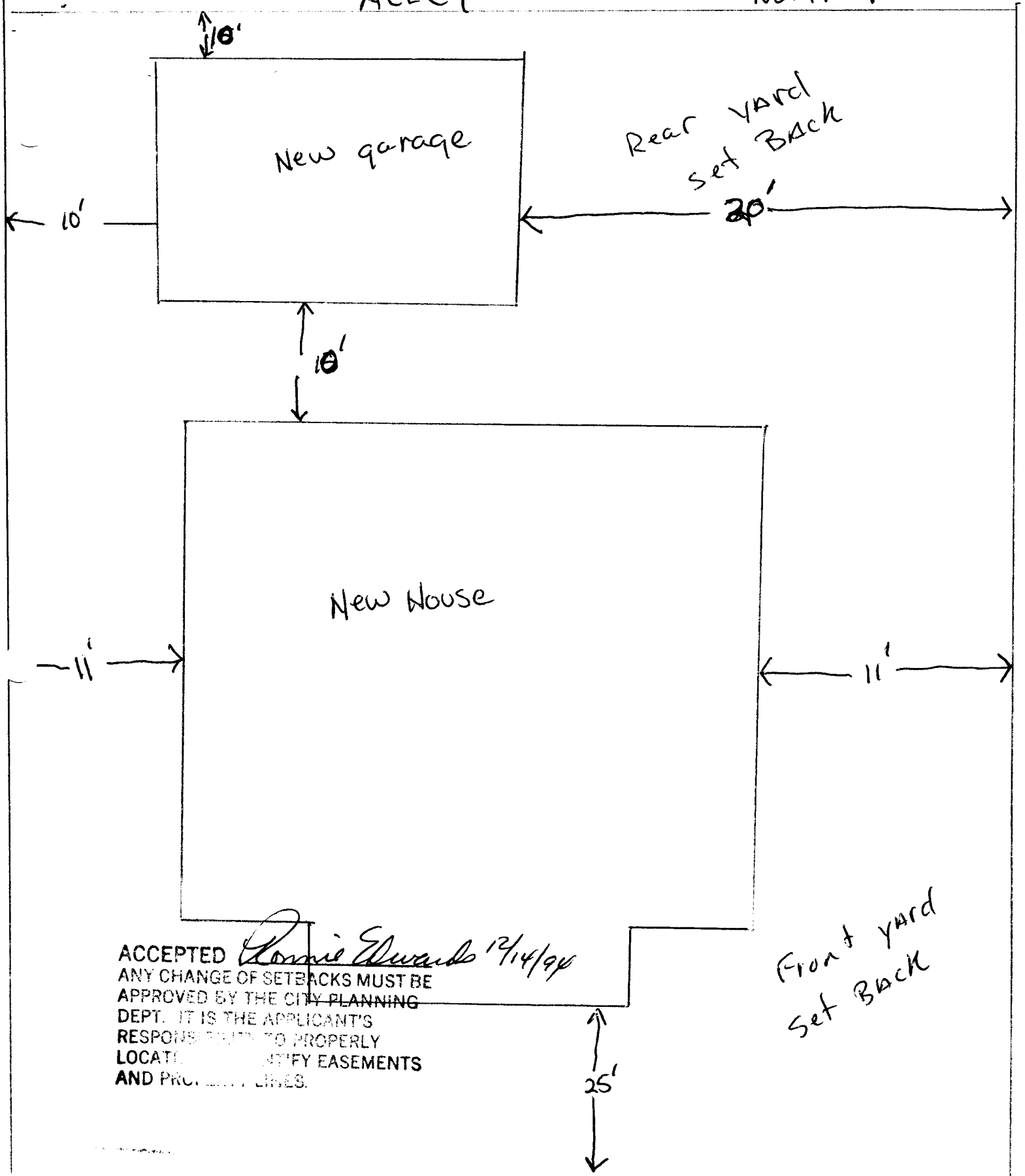
Blkd. site 1326 Ouray Ave

owner Harry A. Tie mann
1335 chippewa Ave
65 CO 342-7061

ouray Ave

ALLEY

north ↑



ACCEPTED *Ronnie Edwards 12/14/98*
 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.

Blgd. site 1326 ouray

owner Harry A. Telmann
 1335 chipote ave
 65 CO. 242-7061