

FEE \$	10 <sup>00</sup>
TCP \$	A
DRAINAGE FEE \$	A

62049

BLDG PERMIT NO.	<del>47018</del>
FILE #	

**PLANNING CLEARANCE** *single family*  
(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>496 Glen Road</u>	TAX SCHEDULE NO.	<u>2943-182-01-007</u>
SUBDIVISION	<u>Dorris</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>504</u>
FILING	BLK <u>1</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S)	<u>720</u>
(1) OWNER	<u>Lester W Rich</u>	NO. OF DWELLING UNITS	BEFORE: <u>2</u> AFTER: <u>2</u> CONSTRUCTION
(1) ADDRESS	<u>Same</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>2</u> AFTER: <u>2</u> CONSTRUCTION
(1) TELEPHONE	<u>241-4071</u>	USE OF ALL EXISTING BLDGS	<u>Res</u>
(2) APPLICANT	<u>Chris McCallum</u>	DESCRIPTION OF WORK & INTENDED USE:	<u>Canopy</u>
(2) ADDRESS	<u>552 25 Aveel</u>		
(2) TELEPHONE	<u>243-4642</u>		<u>For parking</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	<u>RSF-8</u>	Landscaping / Screening Required: YES ___ NO ___
SETBACKS: Front	<u>20'</u> from Property Line (PL)	Parking Req'mt <u>2</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions: _____
Side	<u>3' to eave</u> from PL	
Rear	<u>3' to eave</u> from PL	
Maximum Height	<u>32'</u>	
Maximum coverage of lot by structures	<u>45%</u>	CENS.T. <u>7</u> T.ZONE <u>39</u> ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Chris McCallum Date 8-22-97

Department Approval Antonia Castella - MTD Date 8-28-97

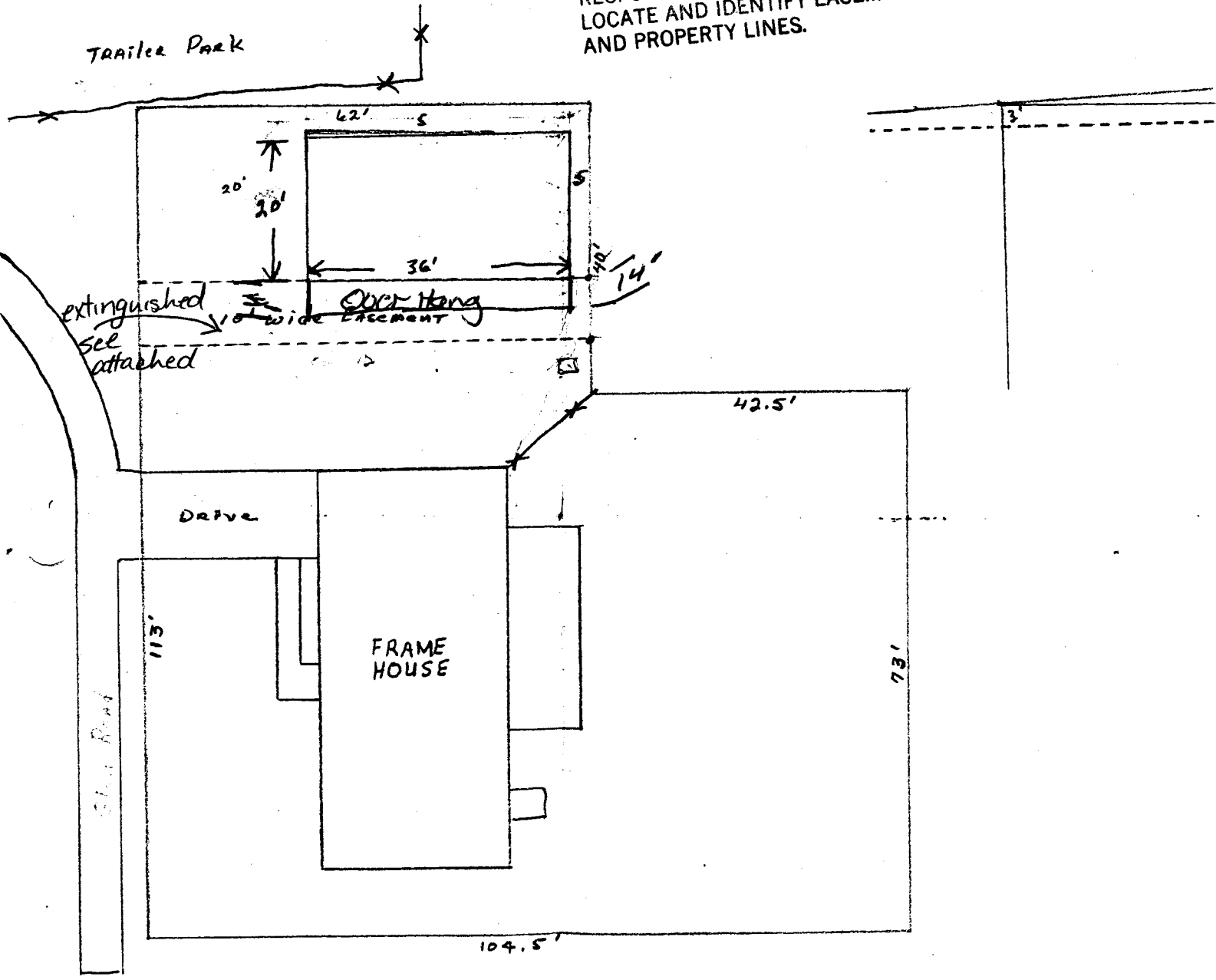
Additional water and/or sewer tap fee(s) are required: YES \_\_\_ NO  W/O No. 301-0230-05-7

Utility Accounting Richardson Date 8-28-97 TR 81896

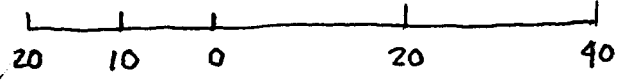
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED SLC 8/28/97  
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.



SCALE IN FEET



DORRIS Sub-Division

Located in the NE 1/4 NW 1/4 of Sec 18, T.15, R.1E, U.M.

**QUITCLAIM DEED**

**JOSEPH W. COTTON and DORIS N. GRAUBERGER**

whose address is **Grand Junction**

County of **Mesa**, and State of

**Colorado**, for the consideration of

**FIFTEEN HUNDRED-----** Dollars, in hand paid,

hereby sell(s) and quitclaims(s) to **LESTER W. RICH and ALICE I. RICH,**  
in joint tenancy

whose address is **486 Glen Road, Grand Junction 81501**

County of **Mesa**, and State of **Colorado**, the following

real property, in the **County of Mesa**, and State of Colorado, to wit:

That part of Lot 7 in Block 1 of Dorris Subdivision described as follows:

Beginning at a point on the West boundary of said Lot 7 whence the Northwest corner of said Lot 7 bears North 24.9 feet; thence East 62.0 feet; thence South 10 feet; thence West 62.0 feet to the West boundary of said Lot 7; thence North 10 feet to the point of beginning.

The purpose of this conveyance is to extinguish and convey that certain easement and right-of-way for driveway purposes, as granted in document recorded June 14, 1973 in Book 998 at Page 152 of the records of the Clerk and Recorder of Mesa County, Colorado.

also known as street and number

assessor's schedule or parcel number: **a part of 2943-182-01-007**  
with all its appurtenances

Signed this **30th** day of **June**, 19 **95**

*Joseph W. Cotton*  
*Doris N. Graubeger*

STATE OF COLORADO,

County of **Mesa**

} ss.

The foregoing instrument was acknowledged before me this **30th** day of **June**, 19 **95**,  
**JOSEPH W. COTTON and DORIS N. GRAUBERGER**

My commission expires **4/7/97**

WITNESS my hand and official seal.

*G. Dale Williams*  
Notary Public

