

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 41903

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

2004-019006-1

BLDG ADDRESS <u>1255 DURAY</u>	TAX SCHEDULE NO. <u>2945 132 22 007</u>
SUBDIVISION <u>DUNDEE PLACE</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>200</u>
FILING <u>BLK 6 LOT 13414</u>	SQ. FT. OF EXISTING BLDG(S) <u>1300</u>
(1) OWNER <u>Boeschewitz / POWAN</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1255 DURAY</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0944</u>	USE OF EXISTING BLDGS <u>Residential</u>
(2) APPLICANT <u>O'Boyle &amp; O'Boyle</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>ADDITION</u>
(2) ADDRESS <u>PO BOX 2342 GS</u>	
(2) TELEPHONE <u>245 5309</u>	

**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 <u>RSF-5</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>7</u> TRAFFIC <u>38</u> ANN# _____

**PAID**  
**SEP 8 - 1997**  
**CM**

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 <u>[Signature]</u>	Date <u>09/08/97</u>
Department Approval <u>[Signature]</u>	Date <u>9/8/97</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. <u>No dry in use</u>	
Utility Accounting <u>[Signature]</u>	Date <u>9/8/97</u>

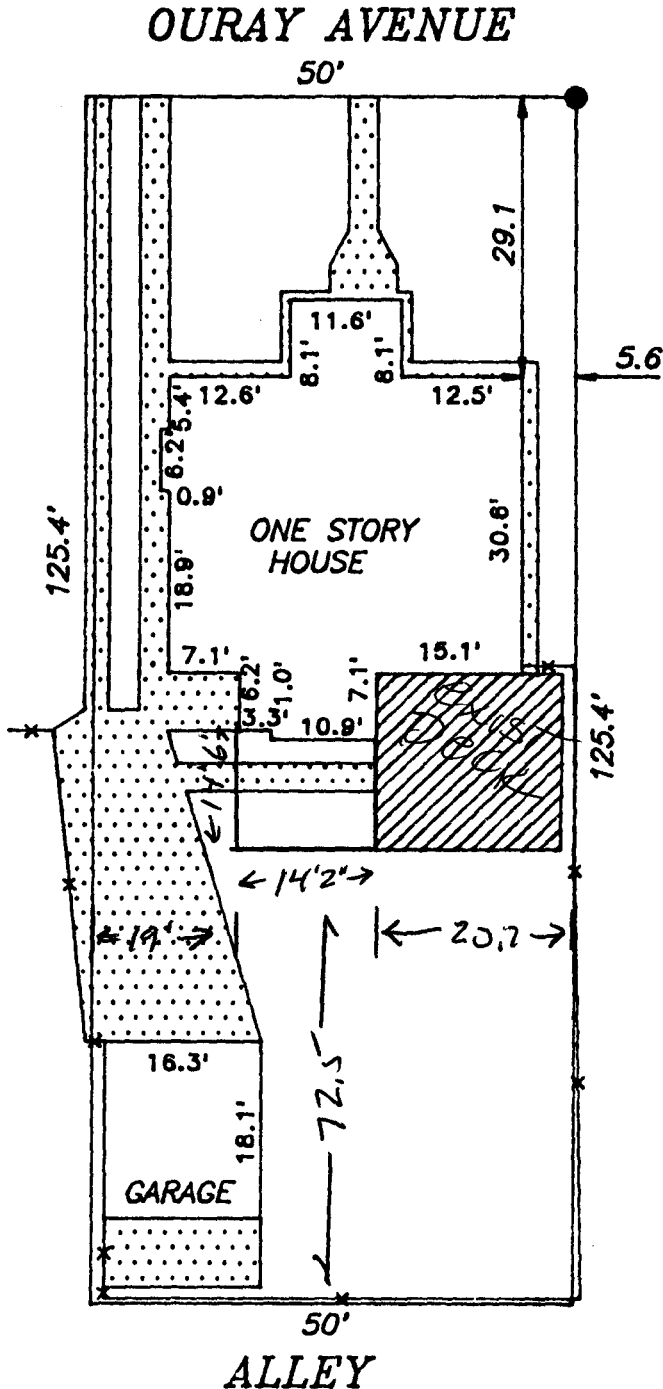
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# IMPROVEMENT LOCATION CERTIFICATE

1255 OURAY AVENUE, GRAND JUNCTION, COLORADO  
 LOTS 13 & 14 IN BLOCK 6 OF DUNDEE PLACE, MESA COUNTY, COLORADO

SETBACK & SIDEYARD DISTANCES ARE PLUS OR MINUS ONE FOOT.



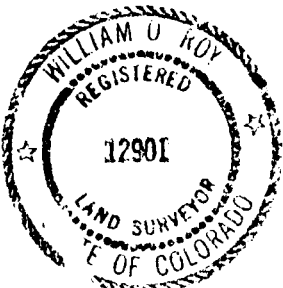
ACCEPTED *SUC 9/8/97*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY Western Colorado Title COMMITMENT NUMBER 91-5-75J.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Columbia Savings, 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 THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7-18-91 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.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY.

*William O. Roy*  
 WILLIAM O. ROY P.L.S. 12901



7450

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SCALE: 1" = 20'

● = PINS FOUND  
 ○ = PINS SET

**CENTURY SURVEYING**  
 P.O. BOX 356, GRAND JCT., COLORADO 81502  
 TELEPHONE 303-241-2667

FIELD WORK	D.J.-L.D.	DATE FIELD WORK	7-18-91
DRAWN BY:	W.R.	DATE DRAWN:	7-19-91