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BLDG PERMIT NO. 660485

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 401 Dressel Dr. TAX SCHEDULE NO. 2945163-10-008  
 SUBDIVISION Redlands Club Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480  
 FILING \_\_\_\_\_ BLK B4 LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Ron Kelley NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 401 Dressel Dr. GJ  
 (1) TELEPHONE 243-6671 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Ron Kelley USE OF EXISTING BLDGS home, garage  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: carport  
 (2) TELEPHONE same

**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 RSF-2 Maximum coverage of lot by structures 25%  
 SETBACKS: Front 20' from property line (PL) Parking Req't 2  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL  
7.5' for open carport 15' for open carport  
 Maximum Height 32'  
 CENSUS 1401 TRAFFIC 96 ANN# \_\_\_\_\_

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 Ron Kelley Date 8-10-98  
 Department Approval Scuto Castella pmp Date 8-10-98

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

Utility Accounting B. Raymond Date 8/10/98

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)

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3056

BOOK 2465 PAGE 164

VACATING A PORTION OF AN EASEMENT  
LOCATED AT 401 DRESSEL DRIVE

Recitals:

This ordinance vacates a portion of the utility easement located on the south side of 401 Dressel Drive, which is a residential property in the Redlands. There are no current or anticipated utility needs for this portion of the easement.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

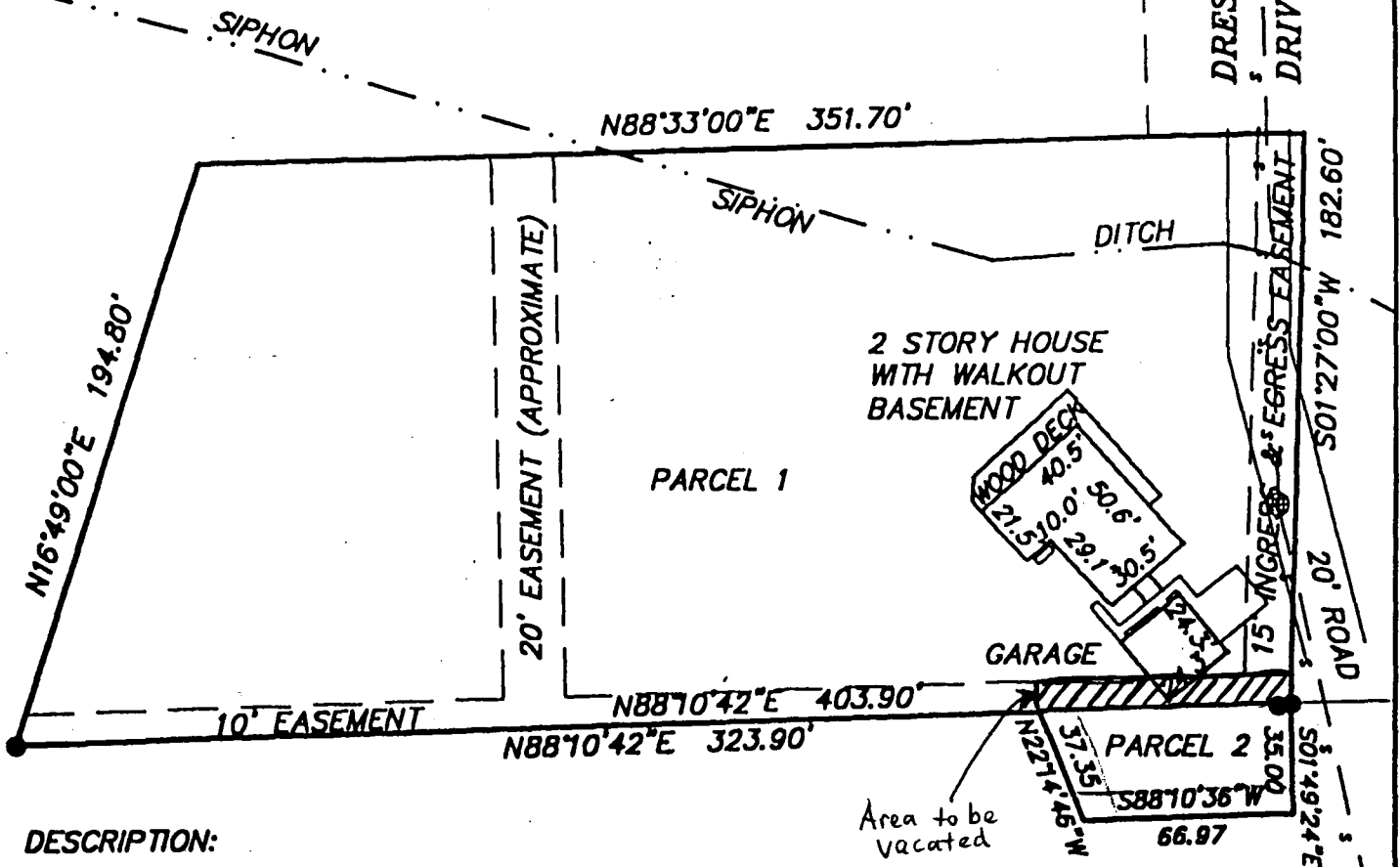
1. The following described utility easement is hereby vacated:

That portion of an existing Utility Easement situated in Lot 11, Redlands Club Heights Subdivision which is situated in the South 1/2 of Section 16, Township 1 South Range 1 West of the Ute meridian, City of Grand Junction, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Beginning at the Southeast corner of Lot 11, Redlands Club Heights Subdivision as found recorded in Plat Book 8 at Page 78 of the records of the Mesa County Clerk and Recorder;  
thence S 88°10'42" W along the south line of said Lot 11 a distance of 80.00 feet to a point;  
thence leaving the south line of said Lot 11 N 01°49'18" W a distance of 10.00 feet to a point;  
thence N 88°10'42" E a distance of 80.57 feet to a point on the East line of said Lot 11;  
thence S 01°27'00" W along the East line of said Lot 11 a distance of 10.02 feet to the point of beginning, containing 802.89 square feet.

INTRODUCED for FIRST READING and PUBLICATION this 6th day of May, 1998.

PASSED on SECOND READING this 20th day of May, 1998.



**DESCRIPTION:**

**PARCEL ONE: LOT 11 IN REDLANDS CLUB HEIGHTS**

**PARCEL TWO: Commencing at the Northeast corner of Lot 3 in Block 4 of COUNTRY CLUB PARK SUBDIVISION:**

thence North 87°34'55" along the North line of said Lot 3, 150.00 feet to the True Point of Beginning;  
 thence South 02°25'05" West 35.00 feet;  
 thence North 87°34'55" West and parallel with the North line of said Lot 3, 6.97 feet to the Westerly line of said Lot 3;  
 thence North 18°00'17" West 37.35 feet to the Northwest corner of Lot 3;  
 thence South 87°34'55" East 80.00 feet to the True Point of Beginning.

**TAX SCHEDULE: 2945-163-10-008**

**ABSTRACT TITLE**

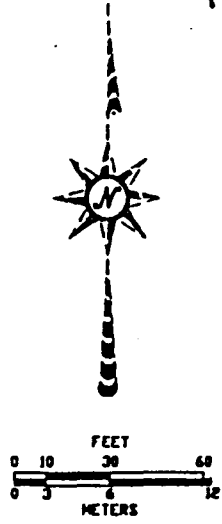
● **FOUND SURVEY MONUMENTS**

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for BRAY & CO; the improvement location being based on monuments as shown hereon, and 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, 1/26/98, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

*[Signature]* 1/27/98

**THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN**



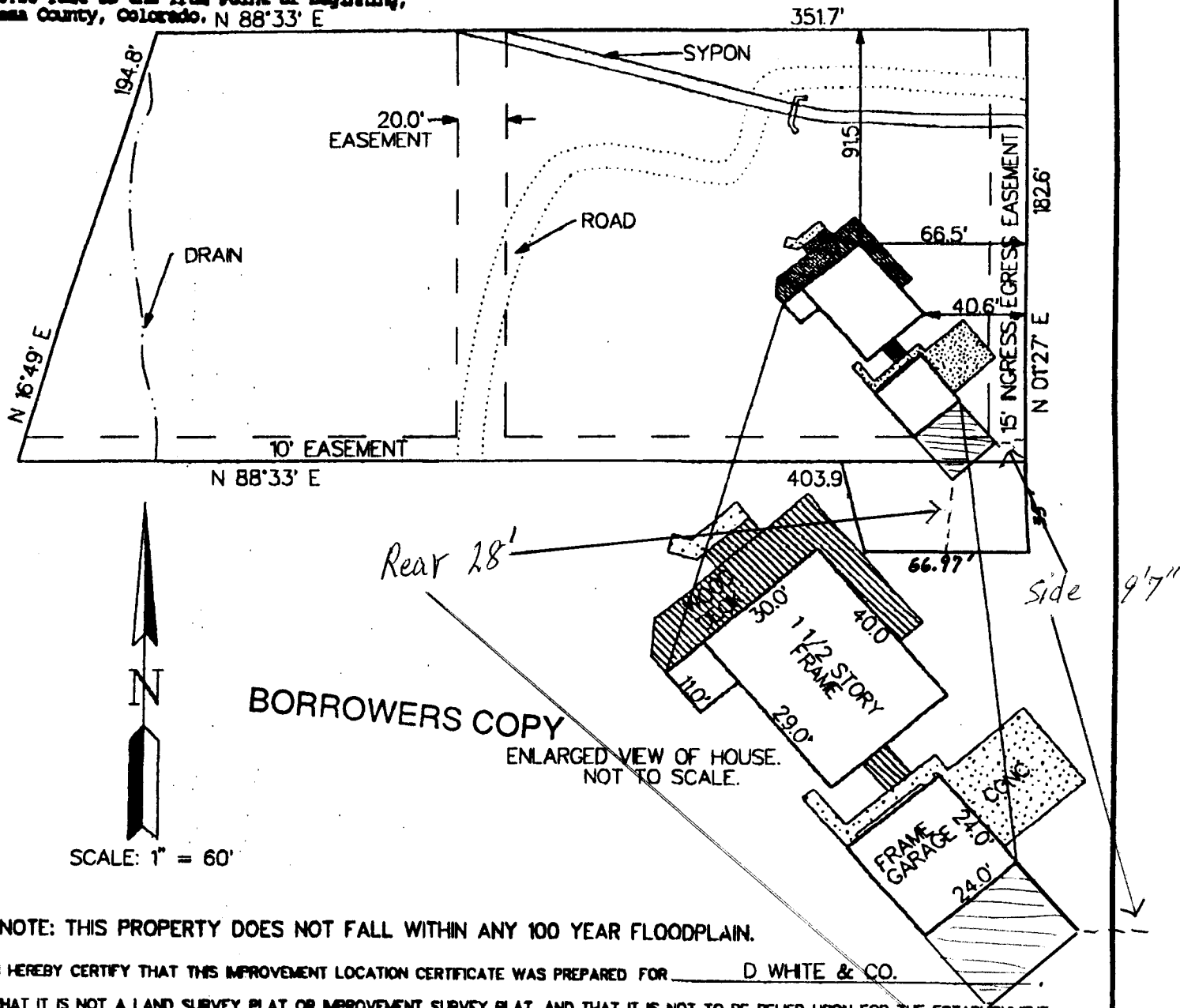
# IMPROVEMENT LOCATION CERTIFICATE

401 DRESSEL DRIVE

MERIDIAN LAND TITLE #31667  
KELLEY ACCOUNT

Lot 11 in  
REDLANDS CLUB HEIGHTS,  
AND COMMENCING at the Northeast corner of  
Lot 3, Block 4, of Country Club Park  
Subdivision, thence North 87°34'55" West  
along the North line of said Lot 3, 150.00  
feet to the True Point of Beginning,  
thence South 02°25'08" West 15.00 feet,  
thence North 87°34'55" West and parallel with  
the North line of said Lot 3 66.97 feet to the  
Westerly line of said Lot 3, thence North  
18°00'17" West 37.35 feet to the Northwest  
Corner of Lot 3, thence South 87°34'55" East  
80.00 feet to the True Point of Beginning,  
Nessa County, Colorado. N 88°33' E

ACCEPTED *SLC p/MP 8-10-98*  
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.



SCALE: 1" = 60'

**BORROWERS COPY**  
ENLARGED VIEW OF HOUSE.  
NOT TO SCALE.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR D WHITE & CO.  
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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
THIS DATE, 5/21/98 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