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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. 108114

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 401 Dressel Dr., G.J. TAX SCHEDULE NO. 2945163-10-008

SUBDIVISION Redlands Club Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 432

FILING _____ BLK 4 LOT 3,11 SQ. FT. OF EXISTING BLDG(S) 576

(1) OWNER Ron Kelley NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 401 Dressel Dr

(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: garage addition

(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 _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Side 3' to eave from PL Rear 3' to eave from PL

Maximum Height 32'

CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 12-22-98

Department Approval Antonia Costello Date 12-22-98

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

Utility Accounting K Duncan Date 12/22/98

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)

IMPROVEMENT LOCATION CERTIFICATE

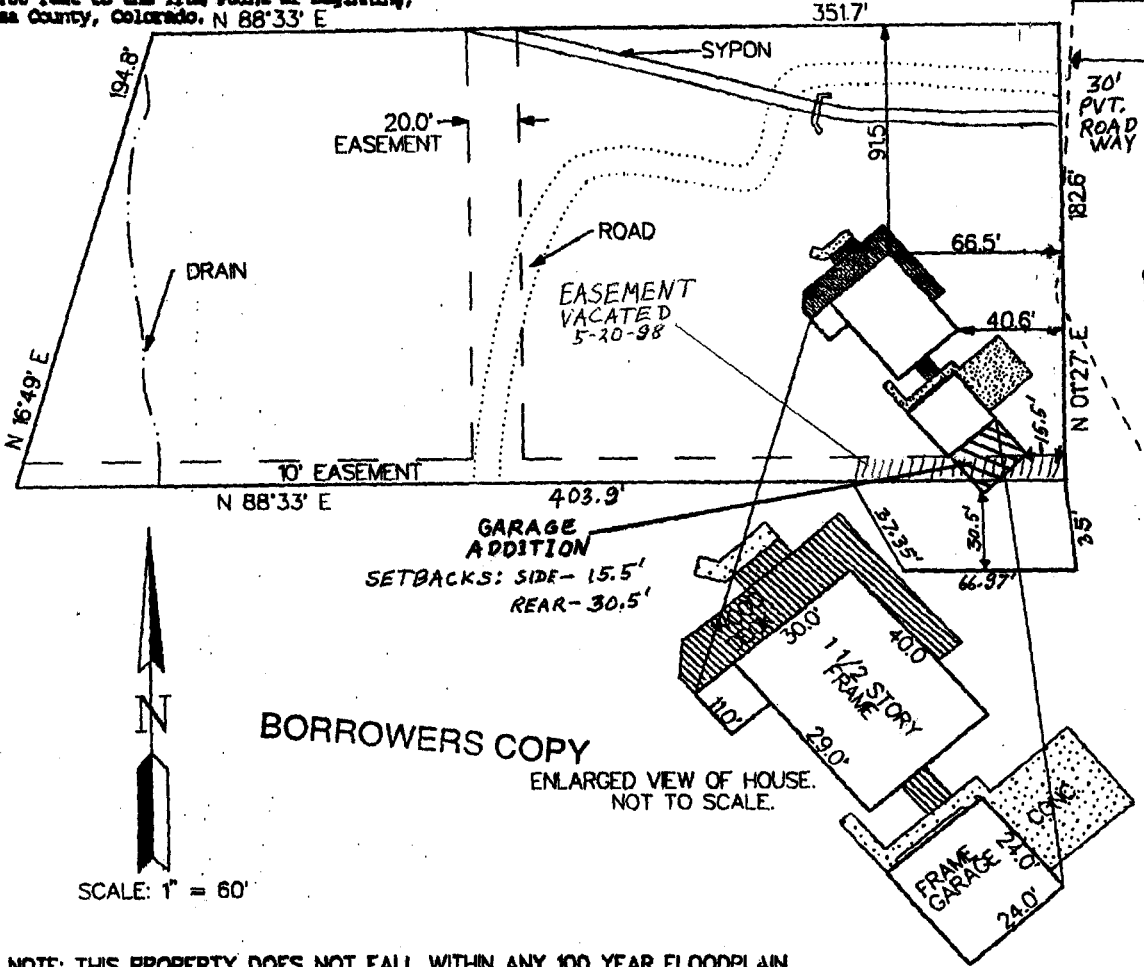
401 DRESSSEL DRIVE

MERIDIAN LAND TITLE #31667
KELLEY ACCOUNT

Lot 11 in
RECLANDS CLUB MEMBERS,
AND COMMENCING at the Northeast corner of
Lot 3, Block 4, of Country Club Park
Subdivision, thence North $87^{\circ}34'35''$ West
along the North line of said Lot 3, 150.00
feet to the True Point of Beginning,
thence South $02^{\circ}38'08''$ West 15.00 feet,
thence North $87^{\circ}34'35''$ West and parallel with
the North line of said Lot 3 66.87 feet to the
Westerly line of said Lot 3, thence North
 $18^{\circ}00'17''$ West 37.28 feet to the Northwest
Corner of Lot 3, thence South $87^{\circ}34'35''$ East
80.00 feet to the True Point of Beginning,
Nessa County, Colorado. N $88^{\circ}33'$ E

ACCEPTED *SLC 12-22-98*
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.

DRESSSEL DRIVE (CITY)



SCALE: 1" = 60'

BORROWERS COPY

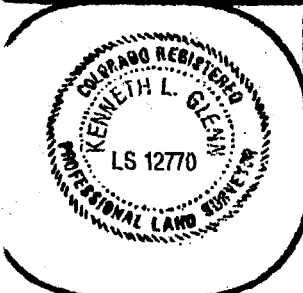
ENLARGED VIEW OF HOUSE.
NOT TO SCALE.

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
INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS
NOTED.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



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|------------------------|---------------------------|--|--|
| SURVEYIT | | MAILING: 2754 COMPASS DRIVE SUITE 195 GRAND JUNCTION, CO. 81506 | |
| PHONE: 970-245-3777 | FAX: 241-4847 | by GLENN | |
| SURVEYED BY: K.G. | DATE SURVEYED: 5/21/98 | | |
| DRAWN BY: C.R. | DATE DRAWN: 5/21/98 | | |
| REVISION: R.K. | SCALE: 1" = 60' | | |

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3056

BOOK 2465 PAGE 164

VACATING A PORTION OF AN EASEMENT
LOCATED AT 401 DRESSSEL 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.

ATTEST:

Christine English
Acting City Clerk

Gant L. Ivy
President of City Council