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BLDG PERMIT NO. 66689

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>505 Lorey Drive</u>	TAX SCHEDULE NO. <u>2945-101-09-025</u>
SUBDIVISION <u>Pomona View Subdivision</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>416 sq'</u>
FILING <u>BLK 1 LOT W25' of 3</u> <u>and lot 4</u>	SQ. FT. OF EXISTING BLDG(S) <u>1889 sq'</u>
(1) OWNER <u>Al and Pam Baumgartle</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>505 Lorey Drive</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-5891</u>	USE OF EXISTING BLDGS <u>residential</u>
(2) APPLICANT <u>Hilgenfeld Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>P. O. Box 1131 GJ, CO</u>	
(2) TELEPHONE <u>243-4048</u>	<u>Construct a 416 sq' covered porch.</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>48'</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS <u>4</u> TRAFFIC <u>10</u> 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 <u>[Signature]</u>	Date <u>8-28-98</u>
Department Approval <u>[Signature]</u>	Date <u>8-28-98</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>6123-3811</u>	
Utility Accounting <u>[Signature]</u>	Date <u>8-28-98</u>

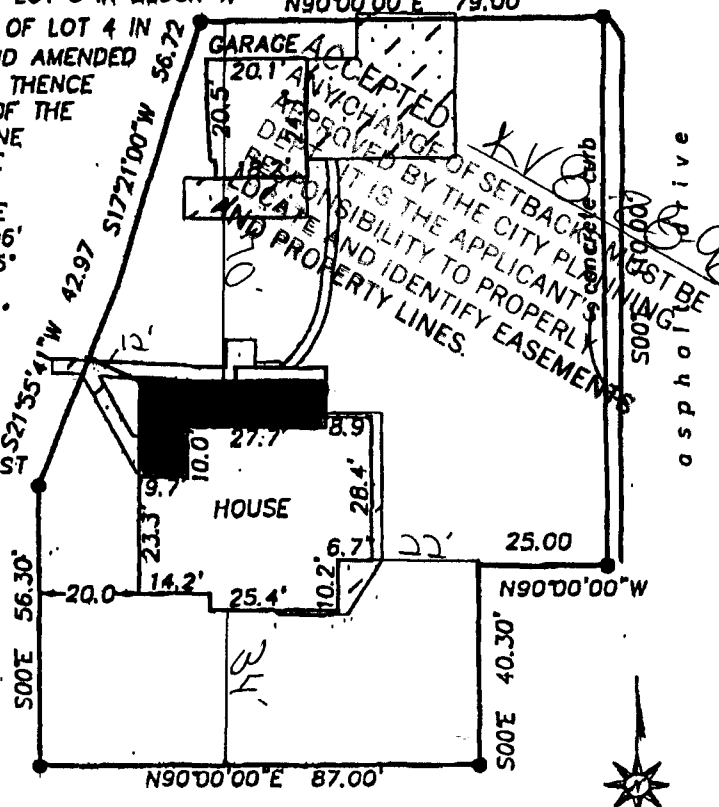
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

### LOREY DRIVE

DESCRIPTION: THE WEST 25 FEET OF LOT 3 IN BLOCK 1: AND BEGINNING AT THE NE CORNER OF LOT 4 IN BLOCK 1, ACCORDING TO THE SECOND AMENDED PLAT OF POMONA VIEW SUBDIVISION, THENCE WEST 76 FEET TO THE CENTERLINE OF THE ROAD, THENCE ALONG THE CENTERLINE SOUTH 17°21' WEST 48 FEET, THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 31°44' WEST 75 FEET, THENCE ALONG SAID CENTERLINE SOUTH 38°06' WEST 55.75 FEET, THENCE NORTH 65° WEST 7.5 FEET, THENCE SOUTH 25° WEST 21.91 FEET, THENCE SOUTH 36° 45' EAST 5.55 FEET, THENCE SOUTH 54°30' EAST 110 FEET, THENCE EAST 87.4 FEET, THENCE NORTH 238.48 FEET TO THE POINT OF BEGINNING.

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 1, THENCE N 90°00'00" W ALONG THE NORTH LINE OF SAID LOT 4 54.0 FEET TO THE TRUE POINT OF BEGINNING, THENCE S 17°21' W 56.72 FEET, THENCE S 21°55'41" W 42.97 FEET, THENCE S 00°00'00" W 56.30 FEET, THENCE S 90°00'00" E 87.0 FEET, THENCE S 00°00'00" E 88.18 FEET, THENCE N 90°00'00" W 87.40 FEET, THENCE N 54°30' 00" W 110.0 FEET, THENCE N 36° 45'00" W 5.55 FEET, THENCE N 25° 00'00" E 21.91 FEET, THENCE S 65° 00'00" E 7.50 FEET, THENCE N 38° 06'00" E 55.75 FEET, THENCE N 31°44'00" E 75.0 FEET, THENCE N 17° 21' E 48.0 FEET TO A PT ON THE N LINE OF SAID LOT 4, THENCE S 90° 00'00" E 22.0 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF MESA, STATE OF COLORADO.



ADDRESS: 505 LOREY DRIVE

TAX SCHEDULE: 2945-101-09-025

AMERICAN LAND TITLE: 6971

• DENOTES FOUND SURVEY MONUMENTS.

#### IMPROVEMENT LOCATION CERTIFICATE.

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

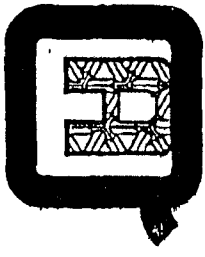
I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 3/11/93, 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 adjacent 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.



Daniel K. Brown 3/15/93  
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877

### IMPROVEMENT LOCATION CERTIFICATE

505 LOREY DRIVE

FOR: THOMPSON	 <p><b>Q.E.D. SURVEYING SYSTEMS Inc.</b>          1018 COLO. AVE.          GRAND JUNCTION COLORADO 81501          464-7568          241-2370</p>	SURVEYED BY: MM JP
SCALE: 1" = 30'		DRAWN BY: CB
DATE: 3/14/93		ACAD ID: THOMP
		SHEET NO.
		FILE: 93070.2