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BLDG PERMIT NO. 64642

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 307 WOURAY AVE TAX SCHEDULE NO. 2945-151-05-011
 SUBDIVISION CARPENTERS NO. 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900.00 sq ft
 FILING _____ BLK 4 LOT 4.5.6 SQ. FT. OF EXISTING BLDG(S) 872 sq ft
 (1) OWNER Randy L Rowe NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 307 WOURAY AVE
 (1) TELEPHONE 241 9093 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Randy L Rowe USE OF EXISTING BLDGS HOME
 (2) ADDRESS 307 WOURAY AVE DESCRIPTION OF WORK AND INTENDED USE: 30'x30'
 (2) TELEPHONE 241 9093 garage for cars and storage

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 RMF-64 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater yard only Special Conditions _____
 Side 3' from PL Rear 3' from PL
 Maximum Height _____ to save for accessory structures only CENSUS 9 TRAFFIC 11 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).

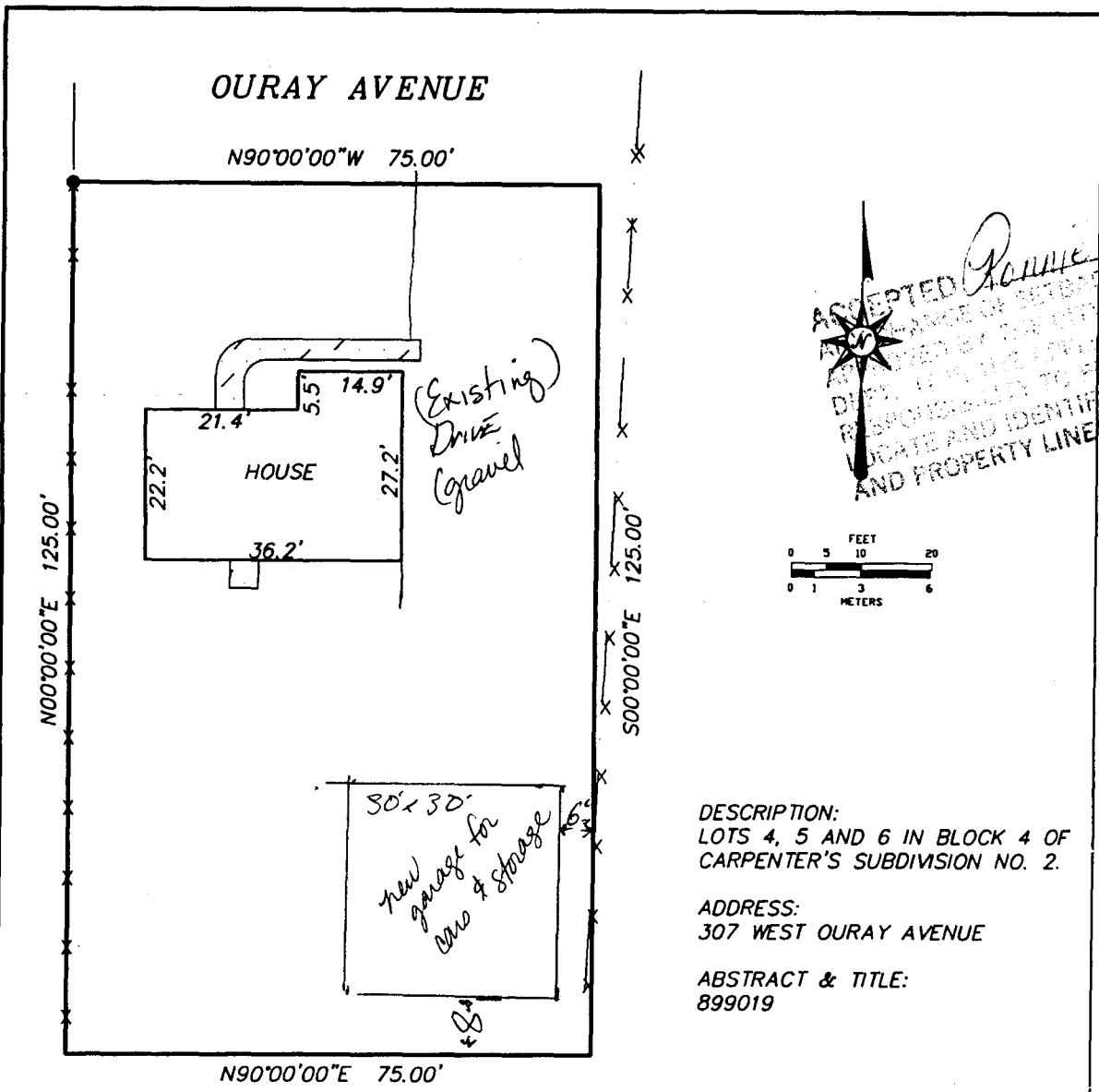
Applicant Signature [Signature] Date 4-3-98
 Department Approval Ronnie Edwards Date 4-3-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1275-810

Utility Accounting [Signature] Date 4-3-98

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)



4/3/98

ACCEPTED *Rowe*
 ALL PLANS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT OF THE CITY
 OF GRAND JUNCTION, COLORADO
 PRIOR TO CONSTRUCTION TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DESCRIPTION:
 LOTS 4, 5 AND 6 IN BLOCK 4 OF
 CARPENTER'S SUBDIVISION NO. 2.

ADDRESS:
 307 WEST OURAY AVENUE

ABSTRACT & TITLE:
 899019

● FOUND SURVEY MONUMENTS
 IMPROVEMENT LOCATION CERTIFICATE

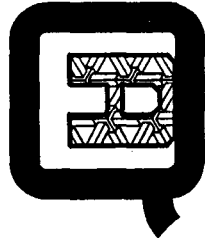
THIS PROPERTY DOES NOT FALL WITHIN
 THE 100 YEAR FLOOD PLAIN

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, 8/4/97, 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.

Daniel K. Brown, Registered Colorado Land Surveyor #23877

IMPROVEMENT LOCATION CERTIFICATE

307 WEST OURAY AVENUE

FOR: ROWE	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: GD
SCALE: 1" = 20'		DRAWN BY: EB
DATE: 8/5/97		ACAD ID: ROWE
		SHEET NO.
		FILE: 97216