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BLDG PERMIT NO. 07339

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1123 Ouray Ave TAX SCHEDULE NO. 2945-141-42-003  
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360  
 FILING — BLK 67 LOT 5+6 SQ. FT. OF EXISTING BLDG(S) 1218  
 (1) OWNER J.B. + Pamela S. Ferguson NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1123 Ouray Ave  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (1) TELEPHONE (970) 245-0431  
 (2) APPLICANT OWNER USE OF EXISTING BLDGS House, SHED  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE SAME 1/2 GARAGE

**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-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL. Rear 3' from PL Special Conditions garage use only -  
 (to eave)  
 Maximum Height \_\_\_\_\_  
 CENSUS 2 TRAFFIC 36 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 J.B. Ferguson Date 10/19/98  
 Department Approval Donnie Edwards Date 10/19/98

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

Utility Accounting [Signature] Date 10/20/98

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

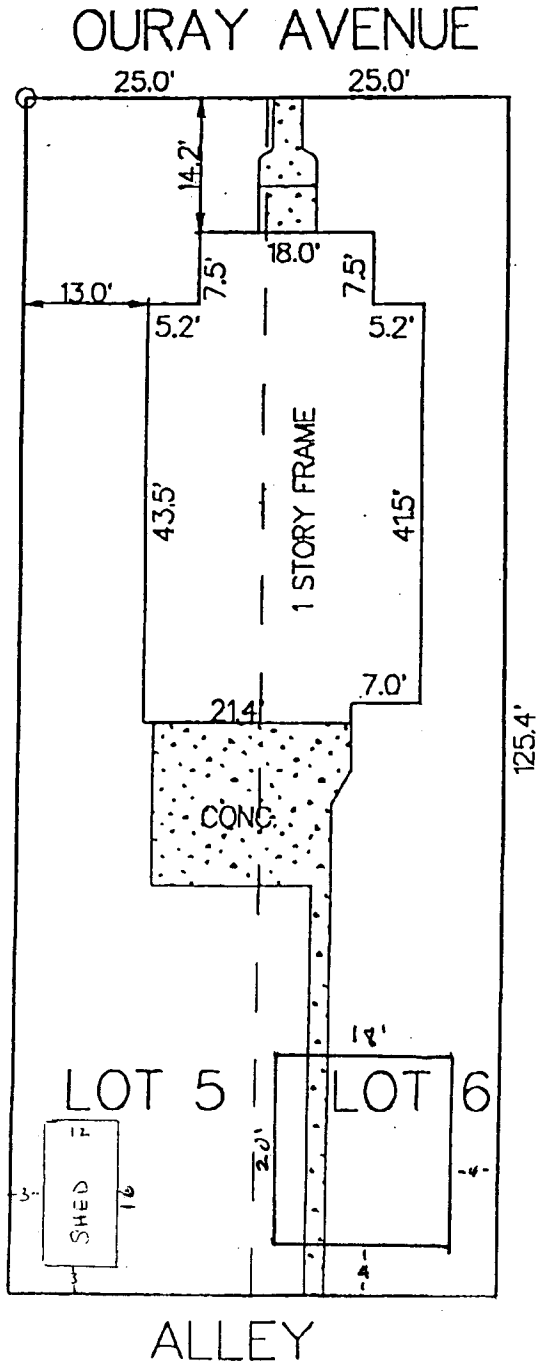
1123 OURAY AVENUE

FERGUSON ACCT.  
LOT 5 & 6 IN BLOCK 67 CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO.

ACCEPTED *Donna 10/19/98*  
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" = 20'



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