

| | |
|---------|------------------|
| FEE \$ | 10 ⁰⁰ |
| *CPS \$ | — |
| SIF \$ | — |



BLDG PERMIT NO. _____

none of req'd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1220 OURAY AVE TAX SCHEDULE NO. 2945-132.09.010

SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96

FILING _____ BLK 1 LOT 28, 27, & West half of 26 SQ. FT. OF EXISTING BLDG(S) 1879 A

(1) OWNER Randall M. & Barbara J. Enright NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1220 OURAY AVE

(1) TELEPHONE 248-3574 # disconnected NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT RANDALL M. ENRIGHT USE OF EXISTING BLDGS Residential

(2) ADDRESS 1220 OURAY AVE DESCRIPTION OF WORK AND INTENDED USE:
Replace existing porch w/ wood deck

(2) TELEPHONE 248-3574

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-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32'

CENSUS 7 TRAFFIC 37 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 Randall M. Enright Date 21 September 98

Department Approval [Signature] Date 9-21-98

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

Utility Accounting [Signature] Date 9/21/98

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)

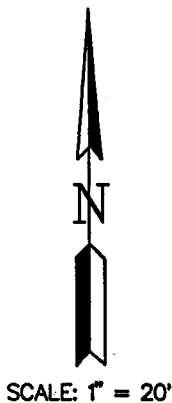
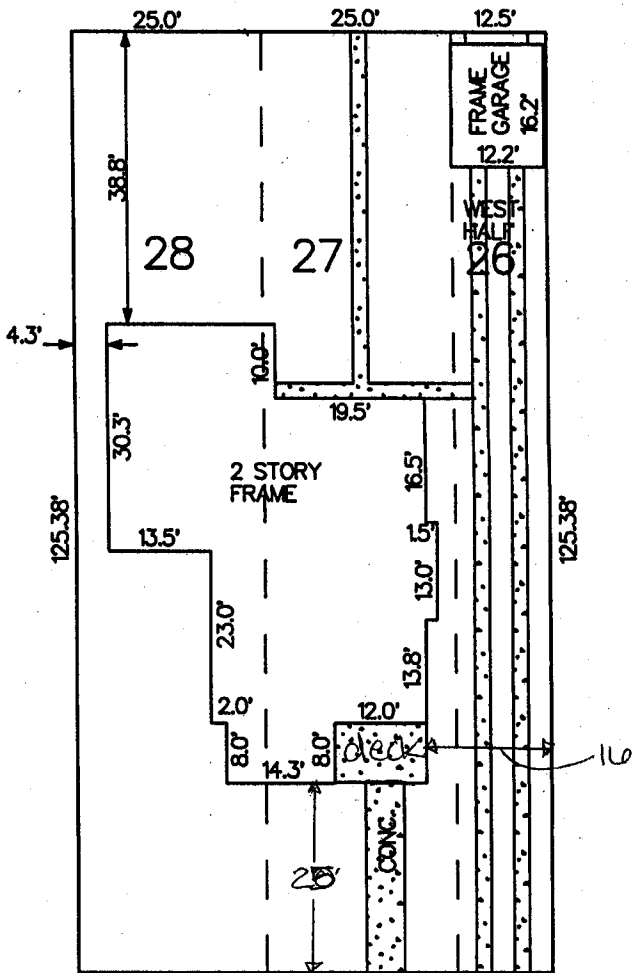
IMPROVEMENT LOCATION CERTIFICATE

1220 OURAY AVENUE

WESTERN COLORADO TITLE #95-5-124V
 HURSHMAN/RIBLET ACCT.
 LOTS 28, 27 AND THE WEST HALF OF LOT 26 IN BLOCK 1 OF DUNDEE PLACE,
 MESA COUNTY, COLORADO.

ALLEY

ACCEPTED *KVA-21-98*
 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.



OURAY AVENUE

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR UNFRST MORTGAGE, 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, 6/2/95 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



SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847



by **GLENN**

MAILING:
 2004 NORTH 12th
 SUITE 17
 GRAND JUNCTION, CO. 81501

| | | | |
|--------------|------|----------------|----------|
| SURVEYED BY: | J.G. | DATE SURVEYED: | 6/2/95 |
| DRAWN BY: | J.G. | DATE DRAWN: | 6/2/95 |
| REVISION: | | SCALE: | 1" = 20' |