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BLDG PERMIT NO. 65570

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1326 Ouray TAX SCHEDULE NO. 2945-132-10-011
 SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION Demo
 FILING _____ BLK 2 LOT 25+26 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Harry A. + Gerald A. Tiemann NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 1335 Chipeta
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 242-7061
 (2) APPLICANT same USE OF EXISTING BLDGS _____
 (2) ADDRESS as above DESCRIPTION OF WORK AND INTENDED USE: Demo
 (2) TELEPHONE _____ of small house at far back of lot

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 _____ Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Parking Req'mt Demo
 Side _____ from PL Rear _____ from PL
 Special Conditions all attached
 Maximum Height _____
 CENSUS _____ TRAFFIC _____ 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 Harry A. Tiemann, Jr. Date 6/19/98
 Department Approval Mike Pelletier Date 6/19/98

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

Utility Accounting R. Raymond Date 6/18/98

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)

FEE \$ 5.00

BLDG PERMIT NO. 49508

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

203-1190-05-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1326 Ouray TAX SCHEDULE NO. 2945-132-10-011
 SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400 sq. ft.
 FILING _____ BLK 2 LOT 25426 SQ. FT. OF EXISTING BLDG(S) approx 900 sq ft
 (1) OWNER Harry A. & Gerald A. Tiemann NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1335 Chipeta
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-7061
 USE OF EXISTING BLDGS 2
 (2) APPLICANT same as owner
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Moving house on to lot. Residence for Gerald A. Tiemann

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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) or 45 from center of ROW, whichever is greater Parking Req'mt 2
 Side 5 from PL Rear 25 from PL Special Conditions existing house on alley to be demolished - see attached agreement
 Maximum Height 32 CENSUS TRACT 7 TRAFFIC ZONE 40

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 Harry A. Tiemann Date 8/1/94
 Department Approval Kathy Porter Date 8/1/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 8-1-94
no change in use of S

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

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