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BLDG PERMIT NO. 71836

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>902 Ouray</u>	TAX SCHEDULE NO.	<u>2945-111-33-009</u>
SUBDIVISION	<u>City G.I.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>810</u>
FILING BLK	<u>104 LOT 31-32</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1740 +/-</u>
(1) OWNER	<u>Wayne Peter Fish</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>902 Ouray</u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243-3454</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>Wayne Peter Fish</u>	BEFORE:	<u>2</u> AFTER: <u>13</u> THIS CONSTRUCTION
(2) ADDRESS	<u>Same</u>	USE OF EXISTING BLDGS	<u>Home</u>
(2) TELEPHONE	<u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>New Garage</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>RMF-32</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>3' to eave</u> from PL		
Rear	<u>10'</u> from PL		
Maximum Height	<u>36'</u>	CENSUS	<u>36</u> TRAFFIC <u>2</u> ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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>Wayne Peter Fish</u>	Date	<u>2-30-99</u>
Department Approval	<u>Santa Postella</u>	Date	<u>8-30-99</u>

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

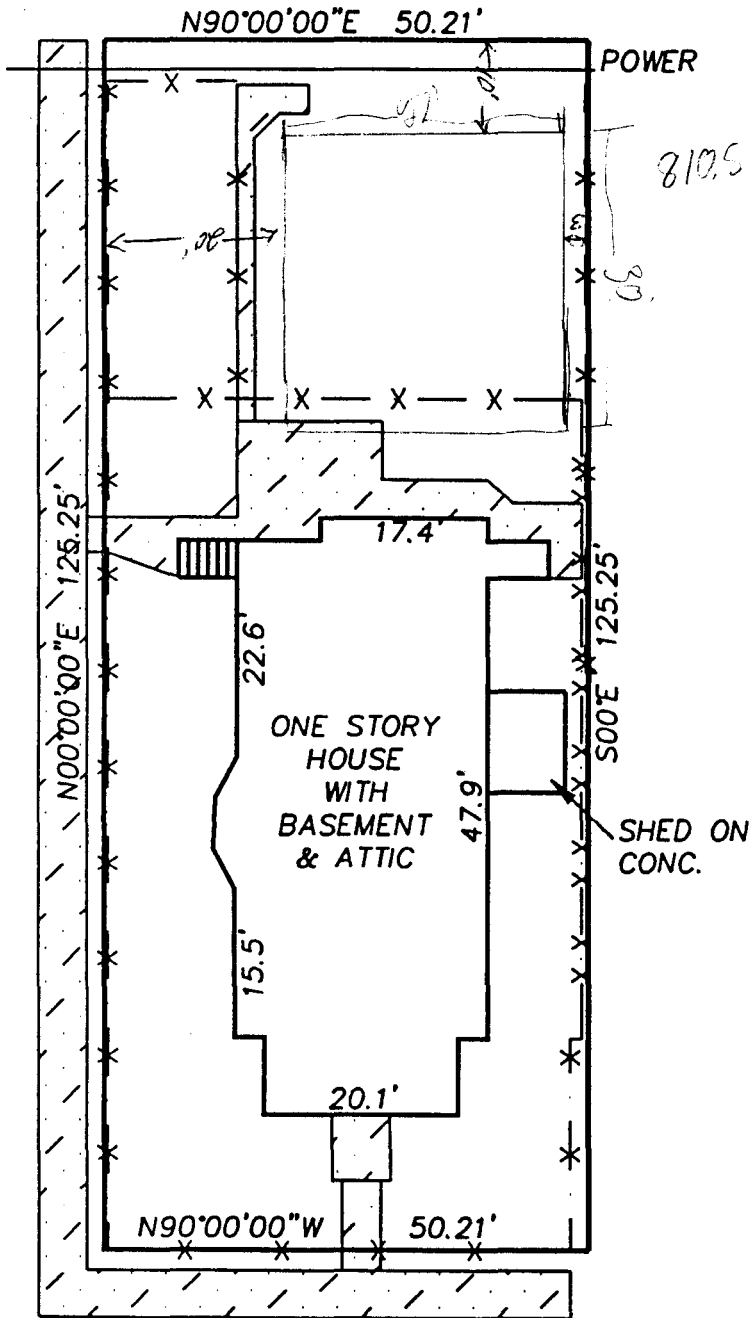
Utility Accounting Nebi Overholt Date 8/30/99

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)

ALLEY

9th STREET



ACCEPTED SLC 8/30/99
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DESCRIPTION: LOTS 31 AND 32 IN
 BLOCK 64, CITY OF GRAND JUNCTION,
 MESA COUNTY, COLORADO.

ADDRESS: 902 OURAY AVENUE

TAX SCHEDULE: 2945-141-33-009

MERIDIAN LAND TITLE: S 17092

OURAY AVENUE

● 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, 11/22/94, 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.

D. O. K. B.

