

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69553

64

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

BLDG ADDRESS <u>1123 OURAY AVE</u>	TAX SCHEDULE NO. <u>2945-141-42-003</u>
SUBDIVISION <u>CITY OF G.J.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>672</u>
FILING BLK <u>67</u> LOT <u>5+6</u>	SQ. FT. OF EXISTING BLDG(S) <u>1787</u>
(1) OWNER <u>J.B. + PAMELA S. FERGUSON</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1123 OURAY AVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>3</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-0931</u>	USE OF EXISTING BLDGS <u>HOUSE, GARAGE, SHED</u>
(2) APPLICANT <u>OWNER</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>DEMO</u>
(2) ADDRESS <u>SAME</u>	
(2) TELEPHONE <u>SAME</u>	<u>OLD ADDITION. REBUILD w/ 2<sup>ND</sup> STORY</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>RSF-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL Maximum Height <u>32'</u>	Special Conditions <u>Demo + addn</u>
	CENSUS <u>2</u> TRAFFIC <u>30</u> ANNEX# <u>—</u>

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>J.B. Ferguson</u>	Date <u>4/6/99</u>
Department Approval <u>X Valdez</u>	Date <u>4-7-99</u>

-Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 37257-2511 TR 89284

Utility Accounting <u>[Signature]</u>	Date <u>4-7-99</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

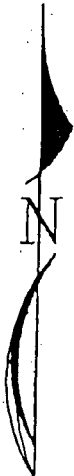
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

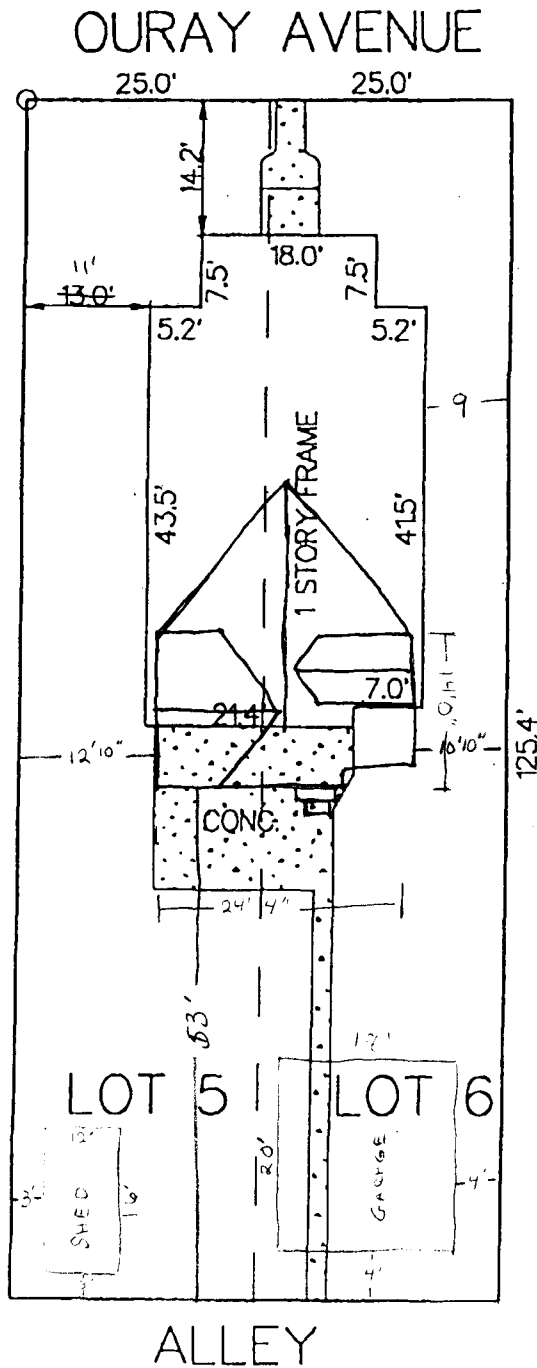
1123 OURAY AVENUE

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

ACCEPTED *KV 4-7-99*  
ANY CHANGE OF SETBACKS MUST  
BE APPROVED BY THE CITY ENGINEER.  
THE ENGINEER'S OFFICE WILL  
BE RESPONSIBLE TO ACCURATELY  
LOCATE AND IDENTIFY BASEMENTS  
AND PROPERTY LINES.



SCALE: 1" = 20'



Proposed 2-story  
addition

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