

FEE \$	10. —
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69339 ✓

*(Handwritten initials)*

**PLANNING CLEARANCE**

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

BLDG ADDRESS <u>1313 Wellington Ave</u>	TAX SCHEDULE NO. <u>2945-122,00,041</u>
SUBDIVISION <u>Fairmount</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING BLK <u>9</u> LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>2 of garage</u>
(1) OWNER <u>Raymond Fward Jr</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1313 Wellington Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>4</u> AFTER: <u>4</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-9019</u>	USE OF EXISTING BLDGS <u>2 of</u>
(2) APPLICANT <u>Ray Ward</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>1/2 Bath</u>
(2) ADDRESS <u>1313 Wellington Ave</u>	<u>in GARAGE</u>
(2) TELEPHONE _____	

**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>RSE-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 _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions <u>Garage cannot be used for a second dwelling.</u>
Maximum Height _____	CENSUS <u>0</u> TRAFFIC <u>78</u> ANNEX# _____

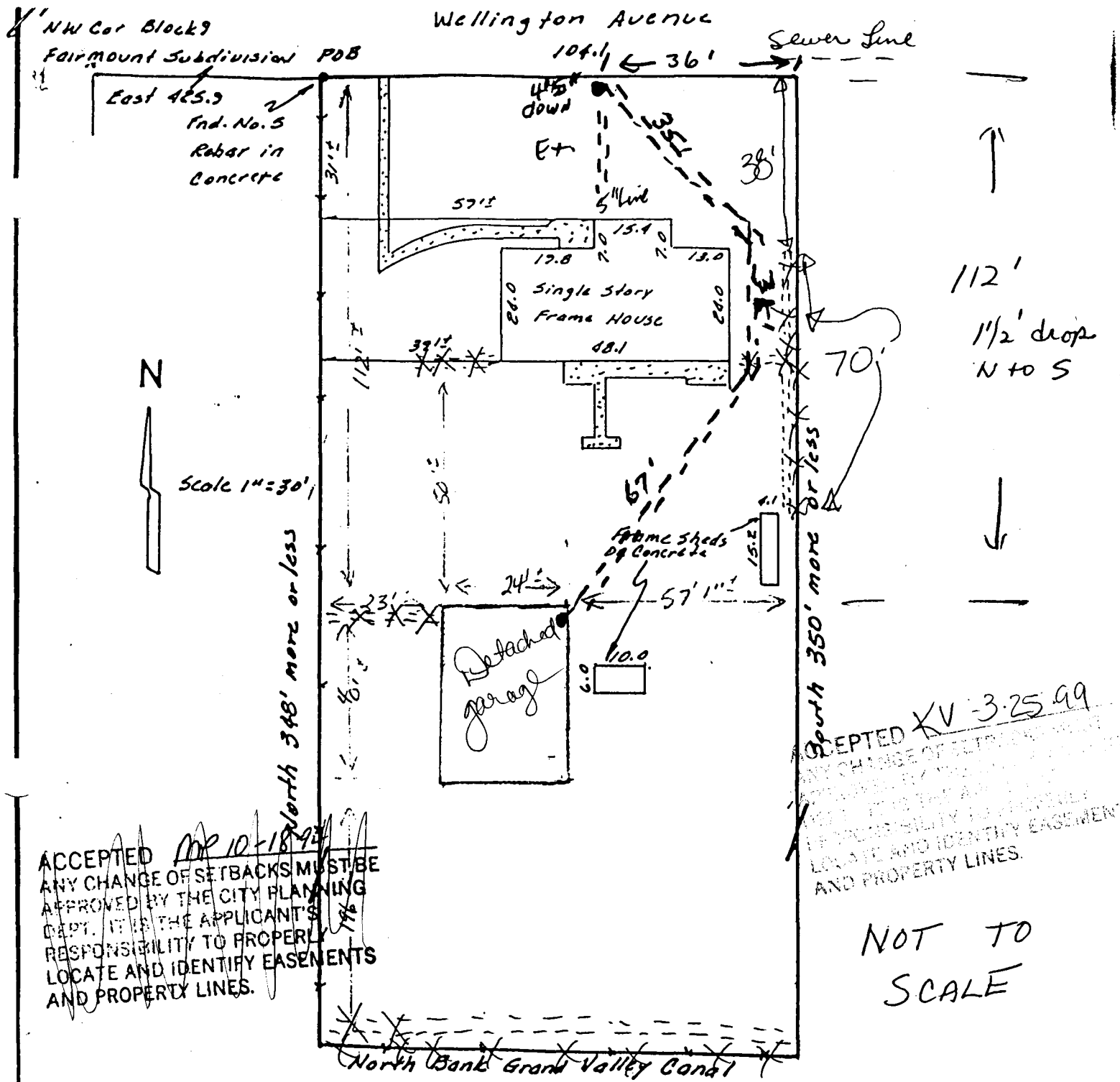
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>Raymond Fward Jr</u>	Date <u>3/25/99</u>
Department Approval <u>K. Valdez</u>	Date <u>3-25-99</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____	
Utility Accounting <u>K. Duncan</u>	Date <u>3/25/99</u>

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)



ACCEPTED MP 10-18-94  
 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.

ACCEPTED KV-3-25-99  
 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.

NOT TO SCALE

This property does not fall within any apparent flood plain.

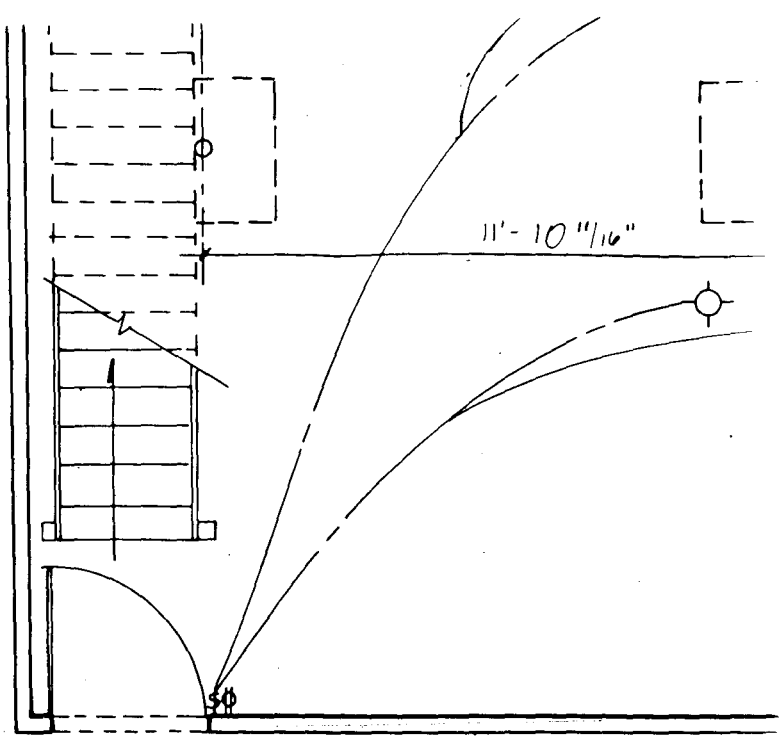
IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Beginning at a point 425.9 feet East of the NW corner of Block 9 Fairmount Subdivision; thence East 104.1 feet; thence South 350 feet, more or less to the North bank of the Grand Valley Canal; thence N88°54'W along said canal 104.1 feet; thence North 348 feet, more or less, to the point of beginning.

Legal Description and Easements of Record provided by Western Colorado Title Company.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this

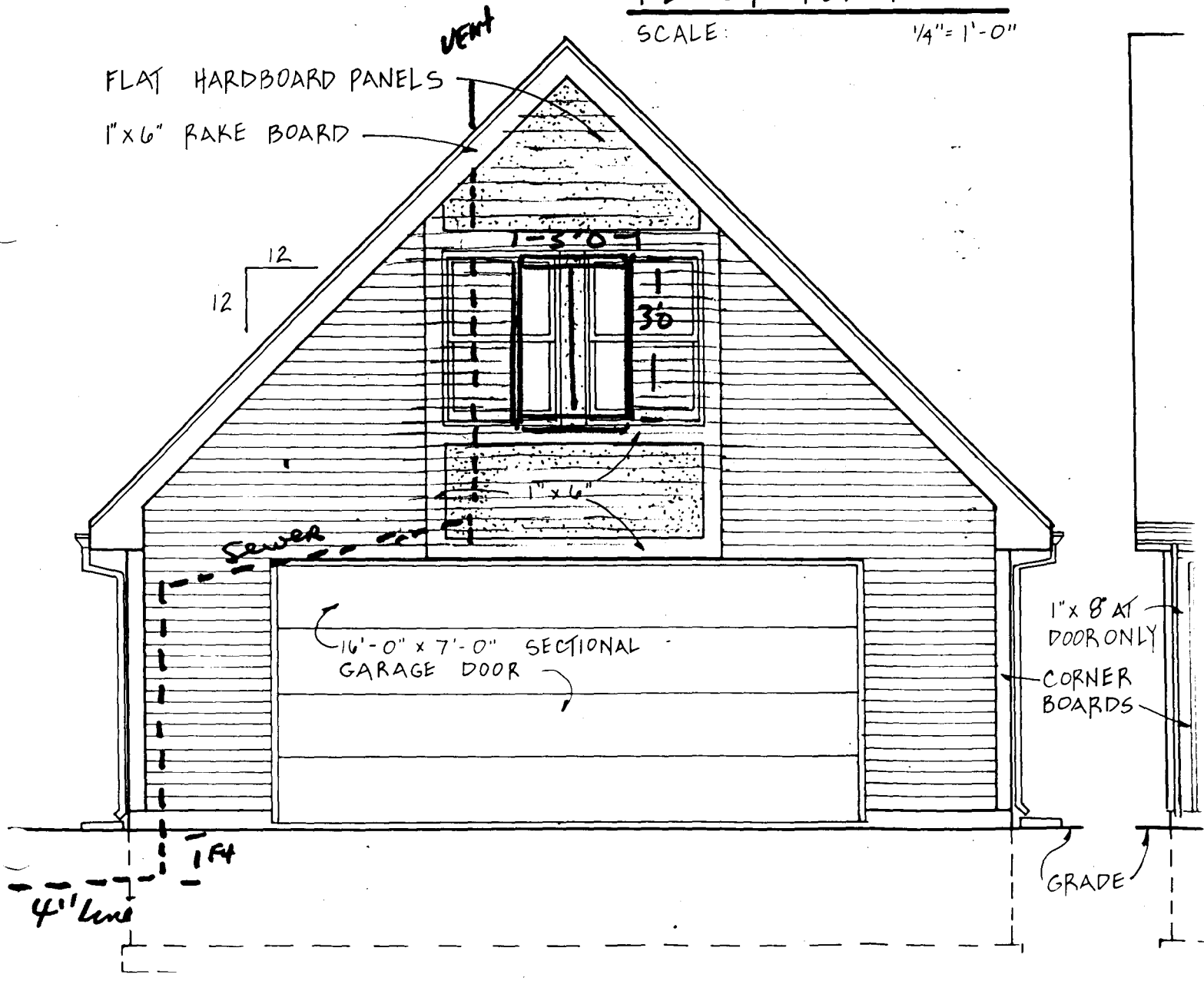


3'-2 1/2"

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

FLAT HARDBOARD PANELS  
1" x 6" RAKE BOARD



12  
12

1-3'-0"

30

Sewer

16'-0" x 7'-0" SECTIONAL GARAGE DOOR

1" x 8" AT DOOR ONLY  
CORNER BOARDS

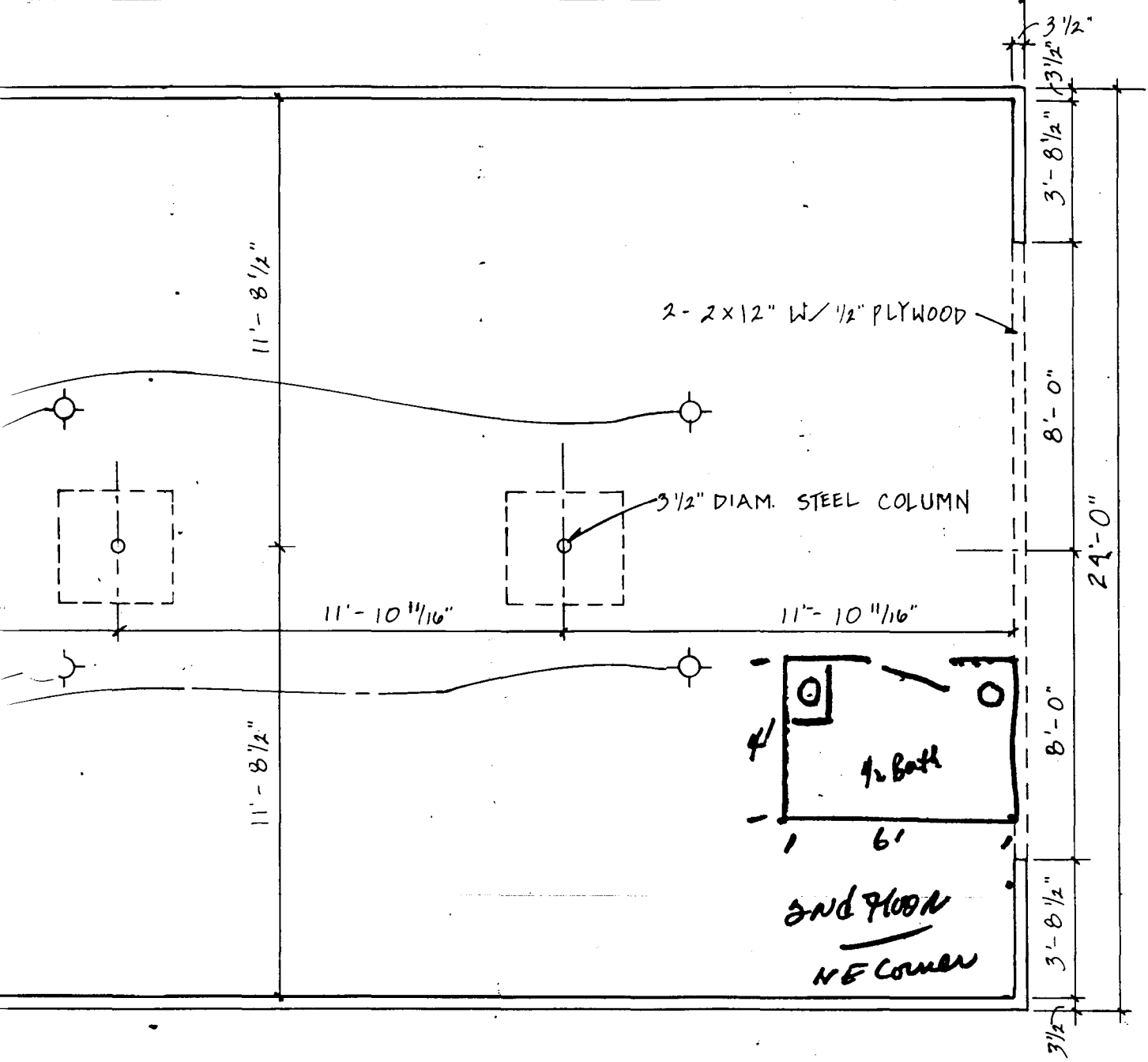
GRADE

4' Line

1 ft

2

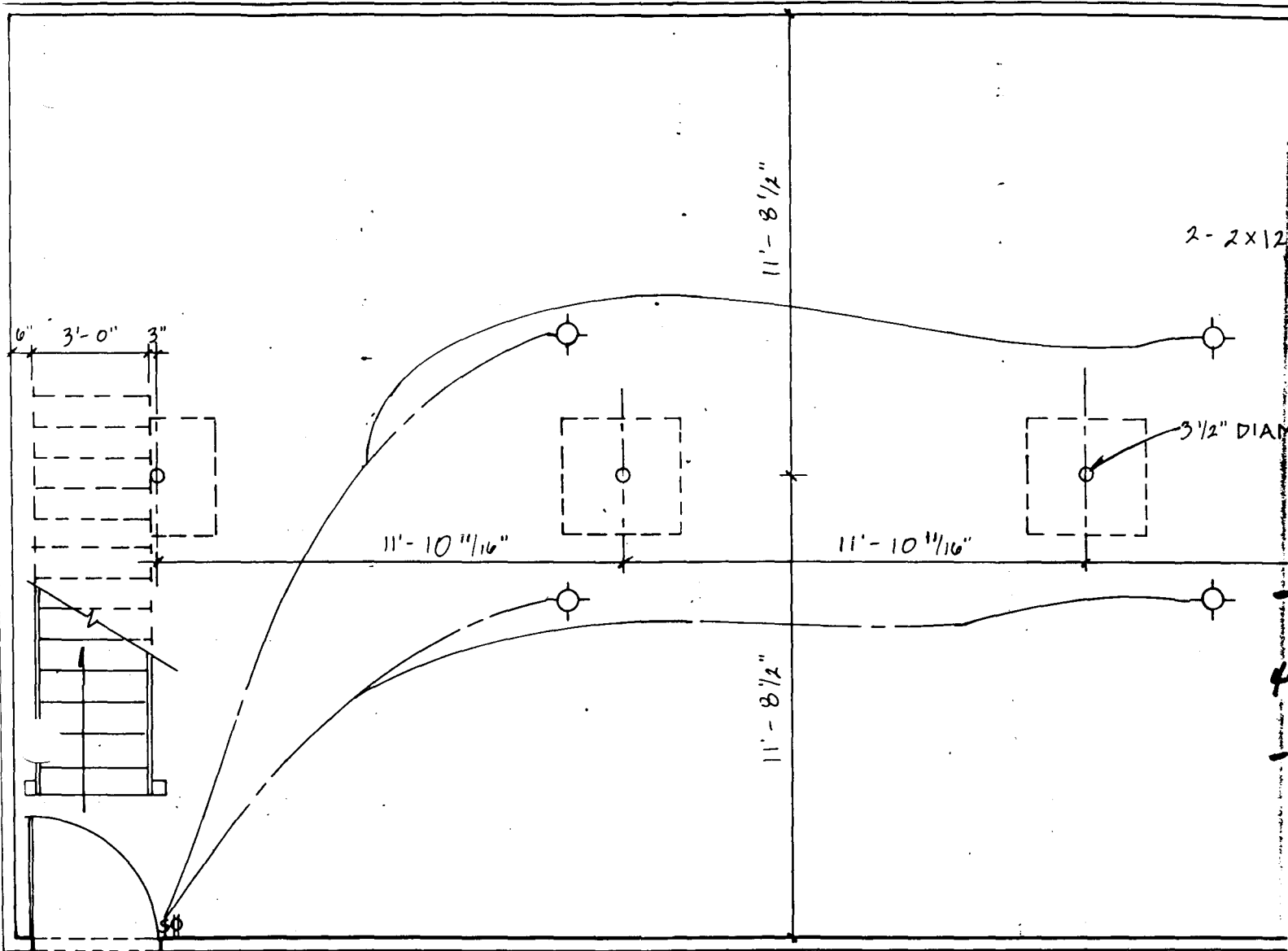
40'-0"



235 # SELF SEAL ASPHALT SHINGLES

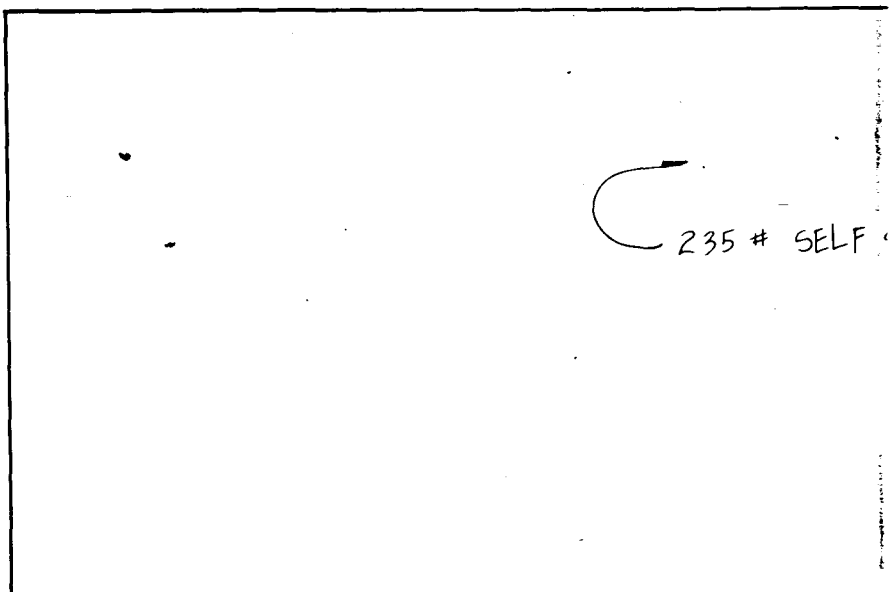
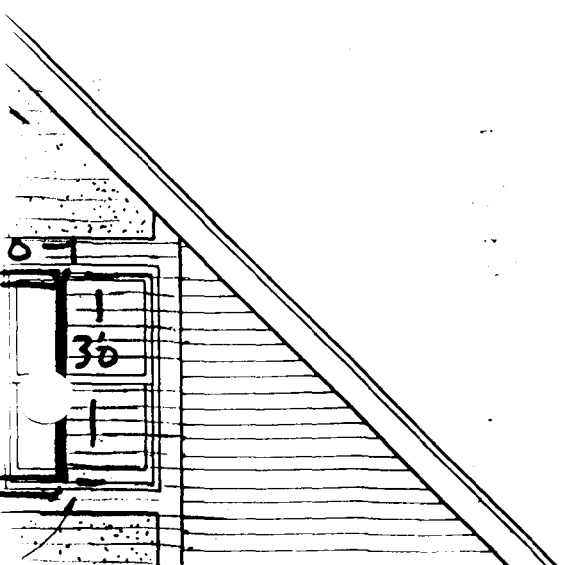
40'-0"

(1)



FLOOR PLAN

SCALE: 1/4" = 1'-0"



235 # SELF

1" 0" SCALE