

DATE SUBMITTED: 3/30/88

PERMIT # 29822

FEE # 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1730 BRIDGE DR.

SQ. FT. OF BLDG: 1850

SUBDIVISION: BELLRIQUE

SQ. FT. OF LOT: 11,000

FILING # 1 BLK # 4 LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-012-18-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: TOM JOYNER

USE OF ALL EXISTING BUILDINGS:  
0

ADDRESS: 998-23 ROAD, GRAND JCT.

PHONE: 243-0875

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:  
SINGLE FAMILY RESIDENCE

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### FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES  NO

SETBACKS: F 45' S 5' R 25'

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 20 ft whichever is greater

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/30/88

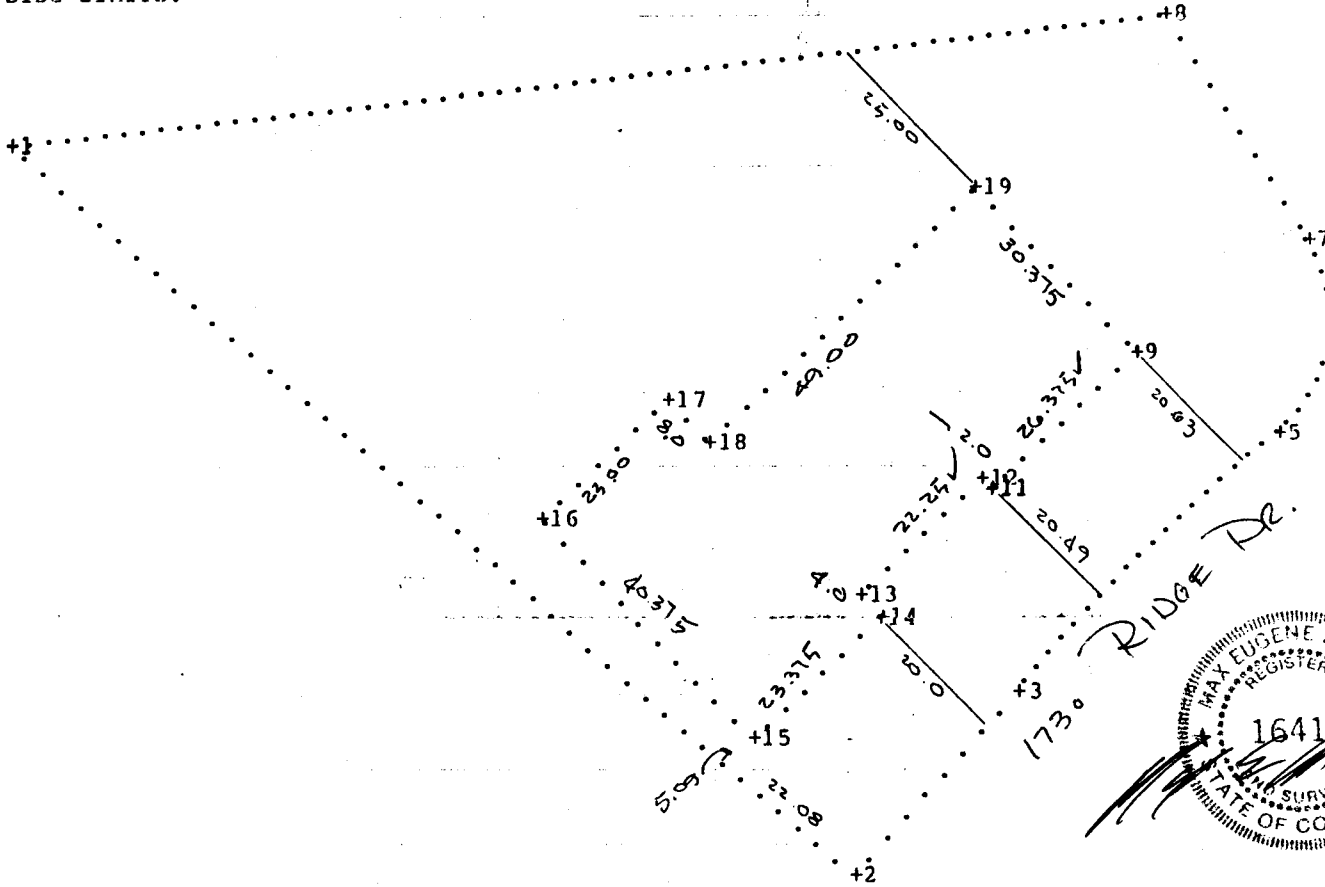
APPROVED BY: Linda

Tom Joyner  
SIGNATURE

27 40 12 18 21 17 15 60.719 18 50.329 1,092.626  
 30 04 33 18 23 22 92.982 19 54.273 1,127.964  
 58 59 18 10 01 23 0-03 20; TOTAL TIME ON FILE: 2 48 06  
 R THIS RUN: AT'S STORED

ATE FILE BELL LENGTH = 104 POINTS; TIME ON FILE: 2 48 06  
 LOCK 4 BELL RIDGE \*\*\*\*\* JOB #88088

\*\*\*\*\* PLOT \*\*\*\*\*  
 1 inch = 20  
 ABOUT PT 1 AT X=1; Y=20; ROTATION ANGLE 0 00 00  
 =13; Y=21  
 OUTSIDE LIMITS:



FOUNDATION AS STAKED BY Q.E.D.  
 3/30/88

DATE FILE: BELL LENGTH = 104 POINTS; TIME ON FILE: 2 48 06  
 BLOCK 4 BELL RIDGE \*\*\*\*\* JOB #88088

\*\*\*\*\* COGO \*\*\*\*\*

YFE	BEARING	DISTANCE	TO	NORTHING	EASTING	ELEVATION
			2	902.711	1,111.781	
B-B NW	48 57 55	22.082	0	917.208	1,095.125	
B-B NE	41 02 05	5.090	15	921.047	1,098.467	
			3	927.657	1,133.501	
B-B SW	41 02 41	4.708	0	924.106	1,130.410	
B-B NW	43 57 19	20.002	14	937.240	1,115.325	