

DATE SUBMITTED: ~~Feb~~ Nov. 2, 1990

PERMIT # 37511

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1516 Crestview Way

SQ. FT. OF BLDG: 2000 ~~sq~~

SUBDIVISION: Crestview Town Homes

SQ. FT. OF LOT: ~ 63x90

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 16-4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-013-07-029

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
VACANT

PROPERTY OWNER: Gerald F Dorn

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: P.O. Box 9091 / 1140 Walnut # 46

PHONE: 243-3736

DESCRIPTION OF WORK AND INTENDED USE:  
Single Family New Home

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE: PR-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 15' S 10' R 0'  
11' ON 15th STREET

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

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

TRAFFIC ZONE: 21

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

SPECIAL CONDITIONS: 12' between bldg.

\*\*\*\*\*  
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 AN 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: 11-5-90  
APPROVED BY: *[Signature]*

*[Signature: Gerald F Dorn]*  
SIGNATURE  
ck5106

# ARMSTRONG CONSULTANTS, INC.

861 Wood Avenue

Grand Junction, Colorado 81501

(303) 242-0101

November 30, 1988

Grand Junction Planning Commission &  
Grand Junction City Council  
250 N. Fifth Street  
Grand Junction, CO 81501

Dear Members:

Accompanying you will find an application for an Easement Vacation and an Amendment to the Final Development Plan for Lots 16-1 through 16-5 of the Crestview Townhomes Subdivision located northeast of 15th Street and Crestview Way.

The requested Easement Vacation is for a small portion of an existing 10 foot utility easement lying along the north side of Lot 16-5. There are no known utilities located within the portion of the easement requested for vacation. Vacation of the easement will allow the construction of a terrace or patio to the rear of a planned single-family dwelling, which is to be constructed at some point in the future.

~~The accompanying drawings illustrate the location of the proposed easement vacation and the area in which the requested setback amendment is located.~~

The accompanying drawings illustrate the location of the proposed easement vacation and the area in which the requested setback amendment is located.

A member of our firm and a petitioner will be present at the scheduled public hearings to discuss the request in detail and answer any questions which may arise.

Respectfully,

ARMSTRONG CONSULTANTS, INC.

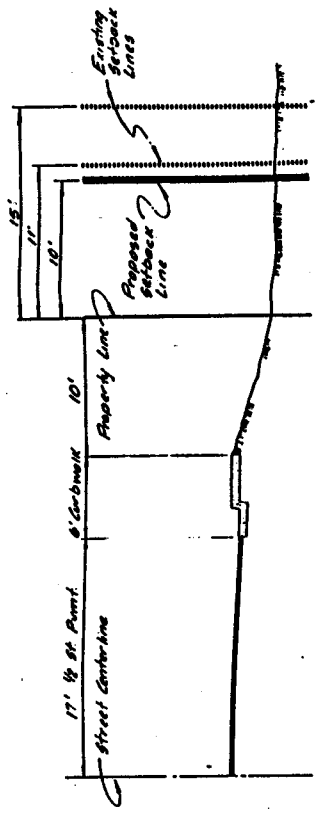
*Thomas A. Logue*  
Thomas A. Logue  
Project Manager

TAL/sh  
DALY29

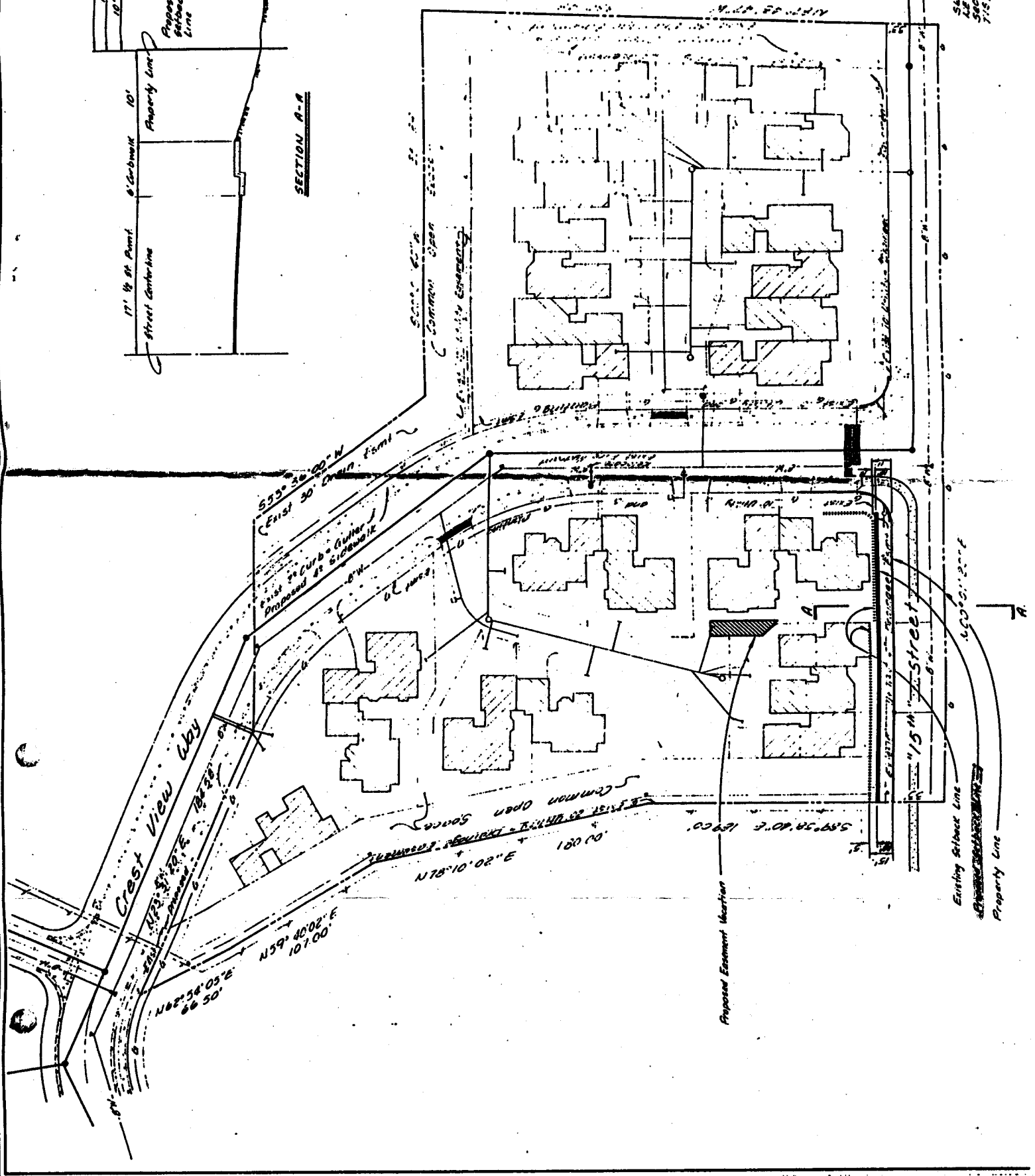
Enclosure

CONSULTING ENGINEERS

Scale 1" = 30'



SECTION A-A

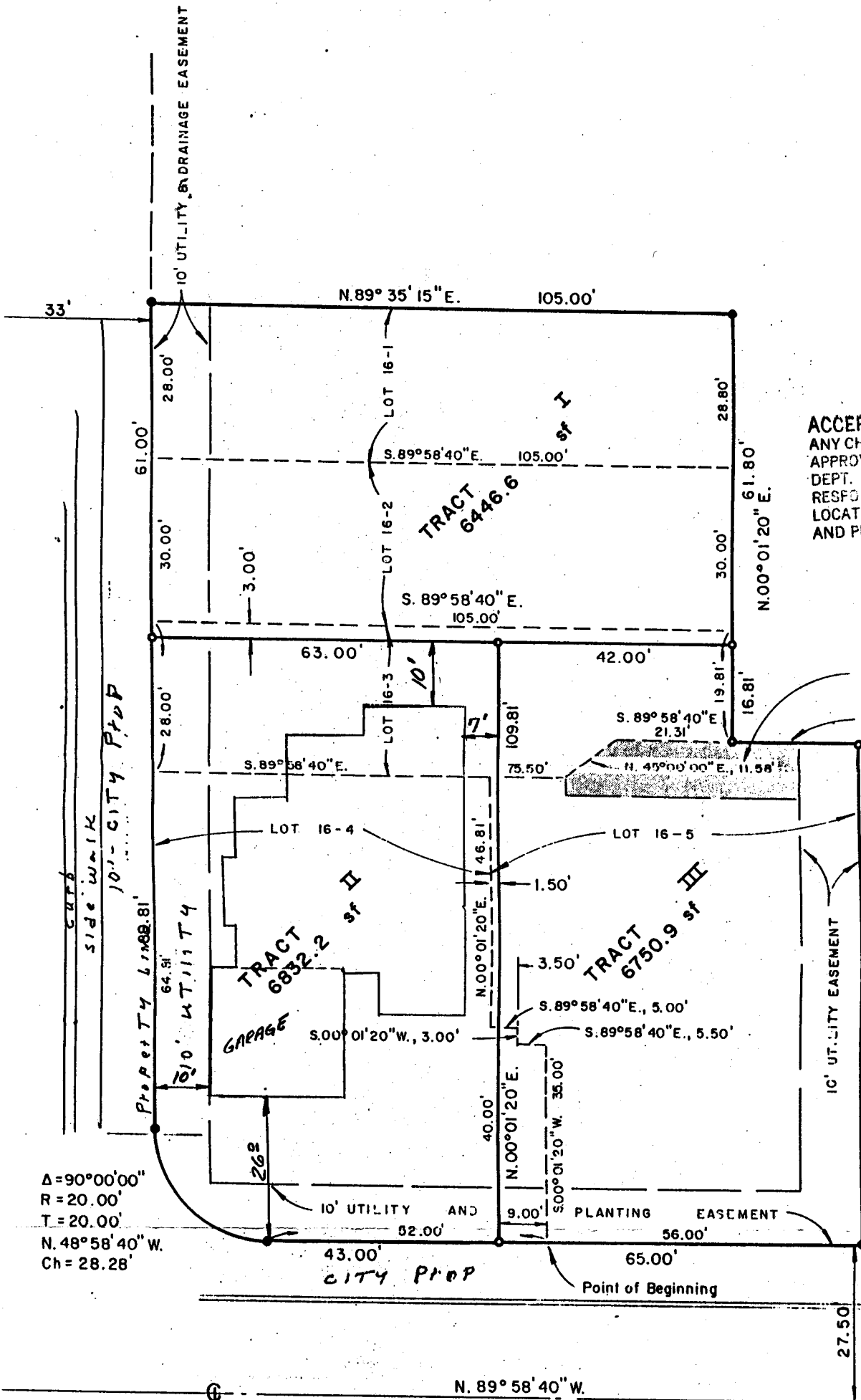


SUBJECT  
TOWNHOMES  
SECTION  
715 P.M., 0.17

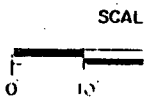
Proposed Easement Markers

Existing Sidewalk Line

Property Line



ACCEPTED *ADP* 11-5-90  
 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.



Easement Vacated By City Ordinance No. 2419

- FOUND & ACCEPTED AND CAP SET
- 5/8" REBAR AT LS 23877

$\Delta = 90^{\circ}00'00''$   
 $R = 20.00'$   
 $T = 20.00'$   
 $N. 48^{\circ}58'40'' W.$   
 $Ch = 28.28'$

CREST VIEW WAY