DATE SUBMITTED 8/4/93

Units A thru A

BUILDING PERMIT NO. 46225

FEE $ 5.00

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 772 27 Road

SUBDIVISION Colorado Crossroads

FILING 2 BLK 1 LOT 5

TAX SCHEDULE NO. 2201-362-36-020

OWNER Monument Homes Inc

ADDRESS 757 Horizon

TELEPHONE 243-4890

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1550

SQ. FT. OF EXISTING BLDG(S) 0

NO. OF FAMILY UNITS 1

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION

USE OF EXISTING BLDGS Residential

DESCRIPTION OF WORK AND INTENDED USE: Residential

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PR

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater

Side _____ from property line

Rear _____ from property line

Maximum Height _____

Maximum coverage of lot by structures _____

Landscaping/Screening Req'd See plan

DESIGNATED FLOODPLAIN: YES _____ NO ✓

GEOLOGIC HAZARD: YES _____ NO ✓

CENSUS TRACT 16 TRAFFIC ZONE 15

Parking Req'mt 2

File Number _____

Special Conditions: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval Karl Metzner

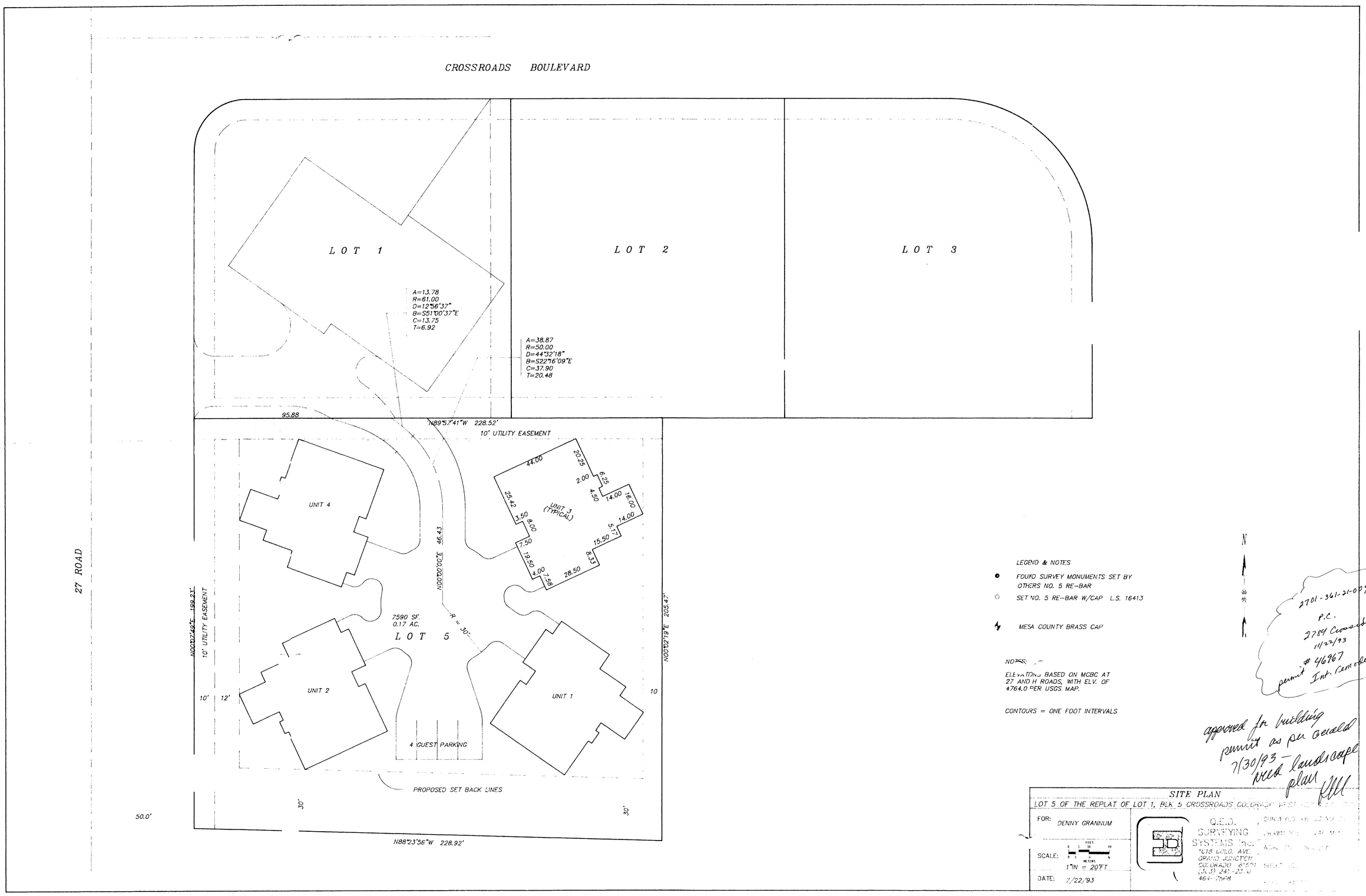
Date Approved 8/4/93

Applicant Signature [signature]

Date 8/4/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) *(Yellow: Customer)* *(Pink: Building Department)*


CROSSROADS BOULEVARD
LOT 1
LOT 2
LOT 3
A=13.78
R=61.00
D=12°56'37"
B=S51°00'37"E
C=13.75
T=6.92
A=38.87
R=50.00
D=44°32'18"
B=S22°16'09"E
C=37.90
T=20.48
95.88
N89°57'41"W 228.52'
10' UTILITY EASEMENT
27 ROAD
N00°12'49"E 199.23'
10' UTILITY EASEMENT
N00°00'00"E 46.43
R = 30'
N00°12'19"E 205.47'
UNIT 4
UNIT 3 (TYPICAL)
UNIT 2
UNIT 1
7590 SF.
0.17 AC.
LOT 5
4 GUEST PARKING
PROPOSED SET BACK LINES
10'
12'
10
30'
30'
50.0'
N88°23'56"W 228.92'
44.00
20.25
2.00
6.25
4.50
14.00
16.00
14.00
25.42
3.50
8.00
7.50
19.50
4.00
7.58
28.50
8.33
15.50
5.17
LEGEND & NOTES
FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
SET NO. 5 RE-BAR W/CAP L.S. 16413
MESA COUNTY BRASS CAP
NOTES:
ELEVATIONS BASED ON MCBC AT 27 AND H ROADS, WITH ELV. OF 4764.0 PER USGS MAP.
CONTOURS = ONE FOOT INTERVALS
N
2701-361-21-009
P.C.
3784 Crossroads
11/22/93
permit # 46967
Int. Remodel
approved for building permit as per Gerald
7/30/93 — need landscape plan
SITE PLAN
LOT 5 OF THE REPLAT OF LOT 1, BLK 5 CROSSROADS COLORADO WEST
FOR: DENNY GRANNUM
SCALE: 1"IN = 20'FT
DATE: 7/22/93
Q.E.D. SURVEYING SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
(303) 241-2510
464-7548

LANDSCAPE PLAN VIEW DRAWING

J.F. LANDSCAPE & DESIGN		
	SCALE 1"=10'	DRAWN BY JUSTIN FEATHER REVISED
DENNY GRANNUM		
DATE 8/03/93	APPROVED BY	DRAWING NUMBER 2

K+E CRYSTALENE - 24x36 ARCHITECTS STANDARD FORM

MADE IN U.S.A.