

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46,989

FEE \$ paid

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 1870 Bittern Ct
SUBDIVISION Parmanan Ridge
FILING 6 BLK 4 LOT _____
TAX SCHEDULE NO. 2945-012-00-053
OWNER Spomer Court
ADDRESS 626 29 1/2 Road
TELEPHONE 242-6123

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

DESCRIPTION OF WORK AND INTENDED USE:
new home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 10' between bldgs from property line
Rear 5' from property line

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 2/1
PARKING REQ'MT 2

Maximum Height see file # 127-93
Maximum coverage of lot by structures approved grading plan

SPECIAL CONDITIONS: C.O. will not be issued until fire hydrant is placed

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Parker
Date Approved 11/15/93

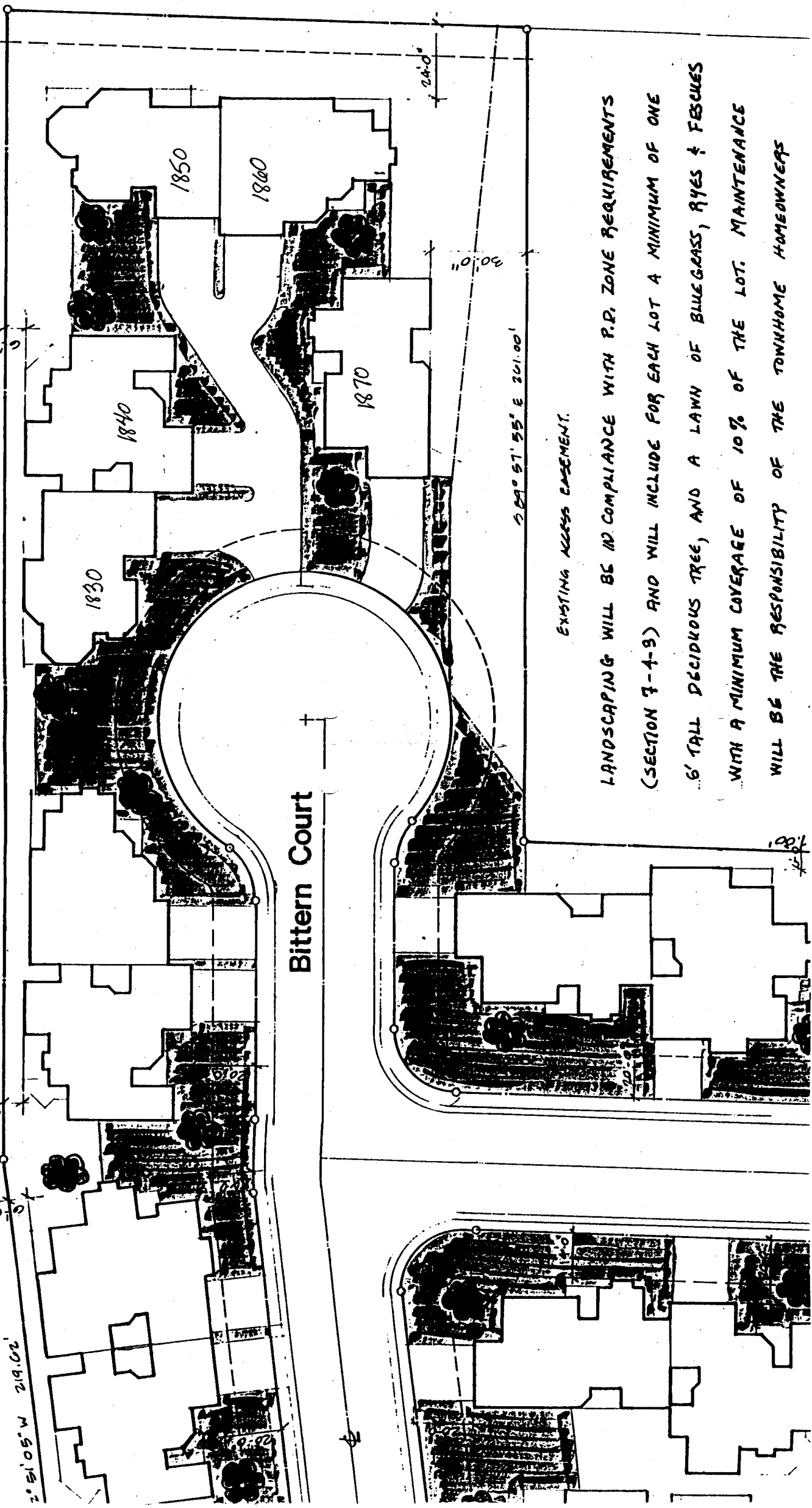
Applicant Signature Jerry Spomer
Date 11/15/93

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

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

ACCEPTED *10/11/15/123*
 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.

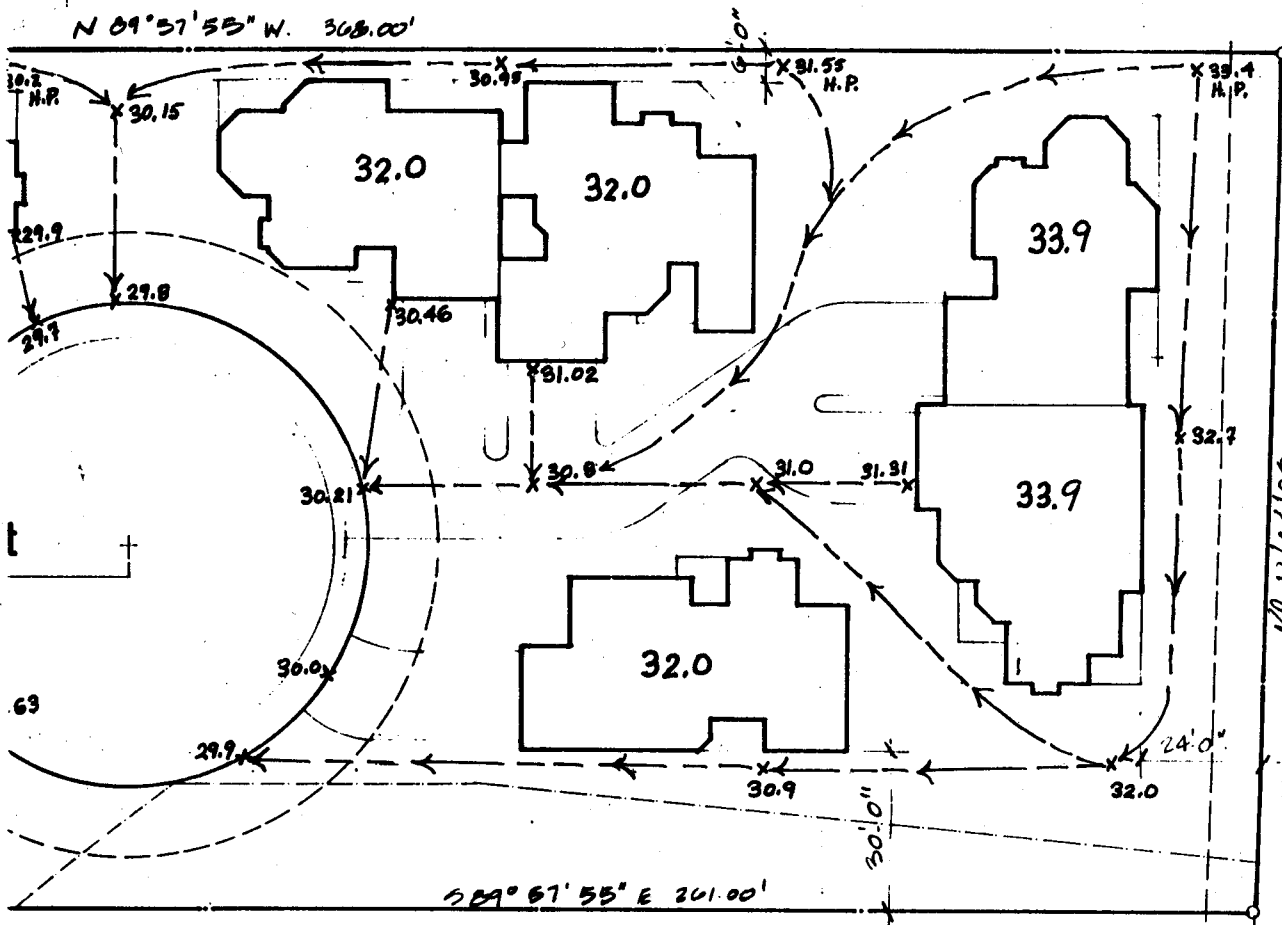
N 09° 57' 55" W. 308.00'



Bittern Court

EXISTING ACCESS EASEMENT.

LANDSCAPING WILL BE IN COMPLIANCE WITH P.D. ZONE REQUIREMENTS
 (SECTION 7-4-9) AND WILL INCLUDE FOR EACH LOT A MINIMUM OF ONE
 6' TALL DECIDUOUS TREE, AND A LAWN OF BLUEGRASS, RYES & FESCUES
 WITH A MINIMUM COVERAGE OF 10% OF THE LOT. MAINTENANCE
 WILL BE THE RESPONSIBILITY OF THE TOWNHOME HOMEOWNERS



10'-0" UTILITY & IRR. EASEMENT

ACCEPTED KP 11/13/93
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE EASEMENTS AND ASSOCIATED LINES.

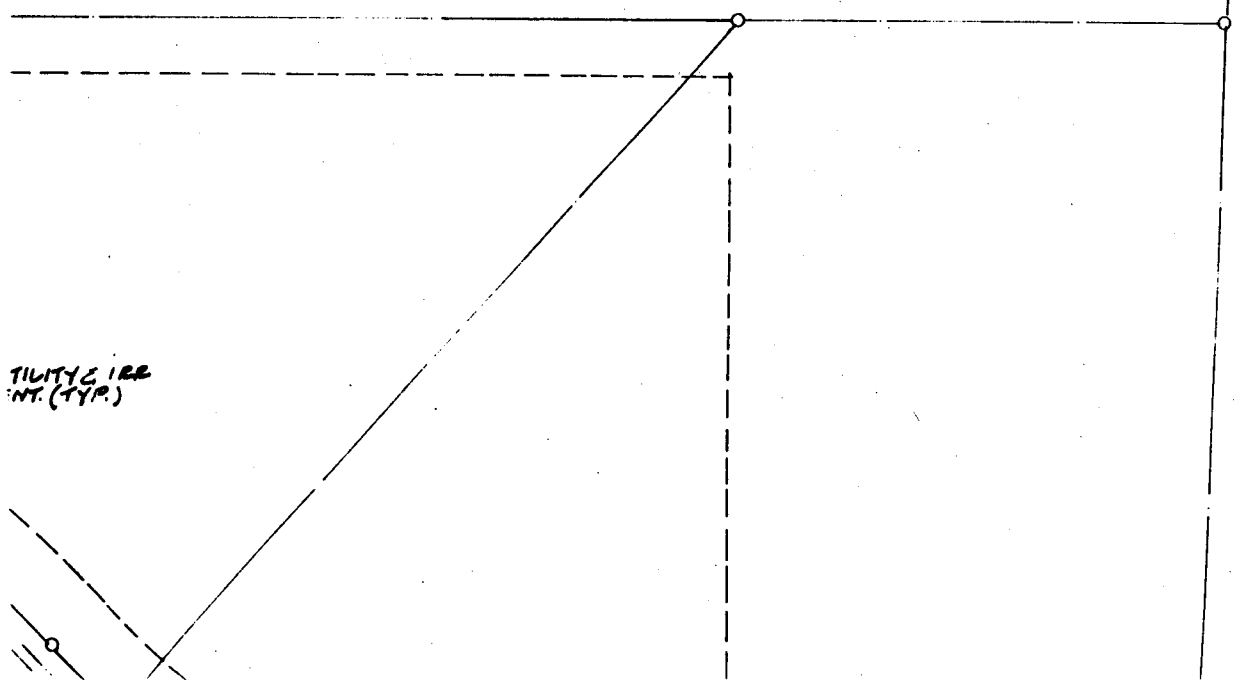
EXISTING ACCESS EASEMENT.

NOTE: FEES & DRAINAGE GRADE ELEVATIONS WERE EXTRAPOLATED FROM SURVEYED B.O.W. ELEVATIONS. FEES INDICATED ON UNITS ARE SUGGESTED MINIMUMS.

ELEVATION CONTROL BENCH IS 47010.15 ON MESA COUNTY BRASS CAP, SE CORNER, NW 1/4, SECTION 1. THE RIM ELEVATION OF THE EXISTING MANHOLE SOUTH OF THE INTERSECTION OF 27 1/2 RD & CORTLAND AVE. IS 4730.27.

KEY:

- 1) SURVEYED B.O.W. ELEVATION
- EXTRAPOLATED ELEVATION
- > DRAINAGE



UTILITY & IRR. INT. (TYP.)

27 1/2 Road