

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57715

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2343 PROMONTORY TAX SCHEDULE NO. 2945-083-26-011
SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5300
FILING 4 BLK _____ LOT 11 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER JAMES + JULIE PRINSTER NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO BOX 9 GRAND JCT 81502
(1) TELEPHONE 241-9114 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT DICK OLSEN USE OF EXISTING BLDGS S.F. RESIDENCE
(2) ADDRESS PO 3565 GRAND JCT 81502 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 243-4543 new home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR3.5 Maximum coverage of lot by structures _____
SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
OF _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions per building envelopes, no overhangs in easements.
Maximum Height _____ CENSUS TRACT 1401 TRAFFIC ZONE 91

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Dick Olsen Date 9-30-96
Department Approval Ronnie Edwards Date 10-1-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9545
Utility Accounting Dottie Hales Date 10-1-96

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)



PRINSTER RESIDENCE

2343 Promontory Court South Rim Grand Junction, Colorado

LOT II FILING 4 SOUTHRIM

ROBERT D. JENKINS/AIA/ARCHITECT
1000 N. 4TH STREET SUITE 55
Grand Junction, Colorado 81501

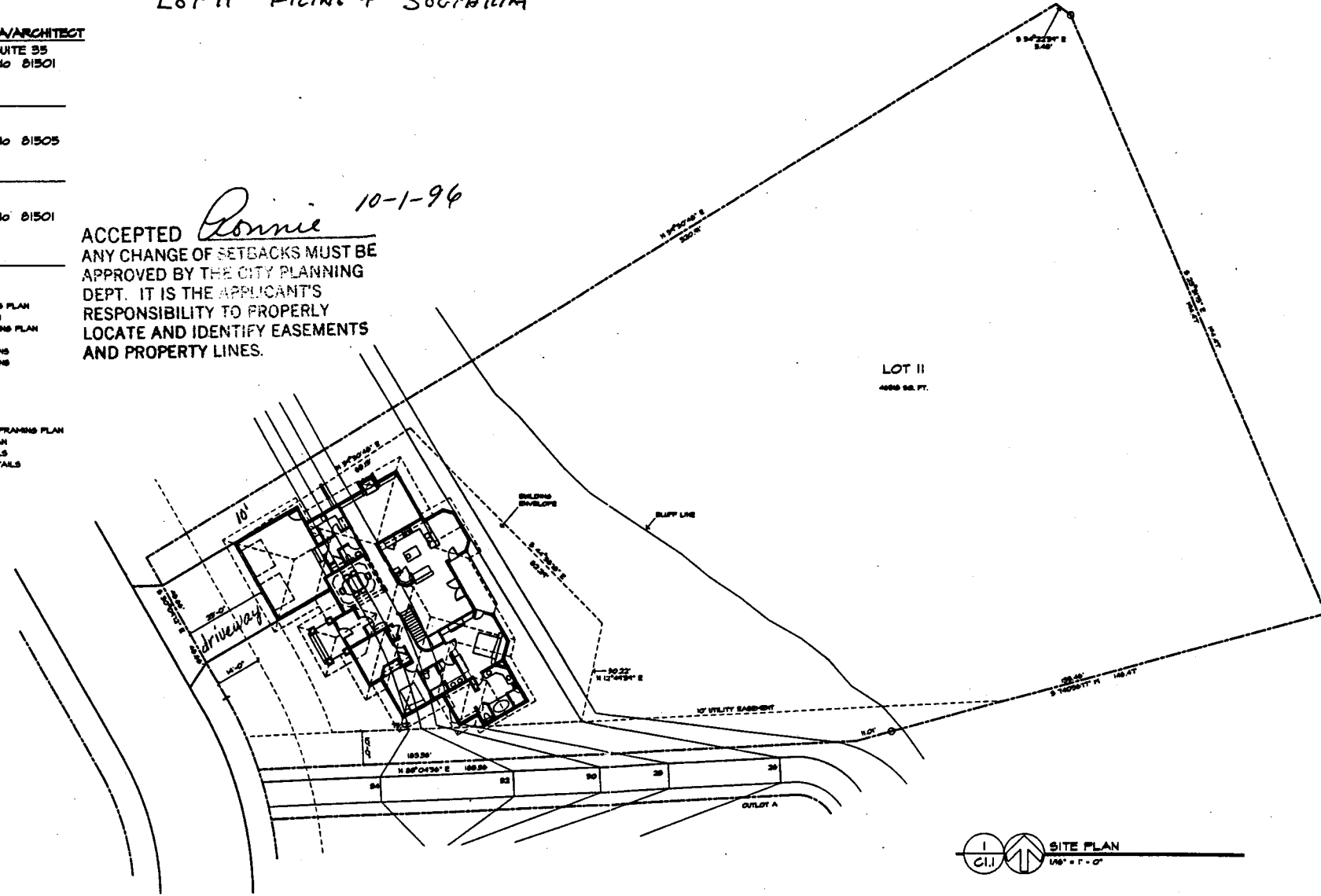
LINCOLN-DEVORE, INC
Structural Engineer
1440 Motor Street
Grand Junction, Colorado 81505

L.J. LINDAUER, INC
Structural Engineer
802 Road Avenue
Grand Junction, Colorado 81501

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ACCEPTED *Ronnie* 10-1-96
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.



DRIVEWAY LOCATION OK
Jc Kliss
9-30-96

SITE PLAN
1/8" = 1' - 0"

ROBERT D. JENKINS/AIA
ARCHITECT
1000 N. 4TH ST. SUITE 55
GRAND JUNCTION, COLORADO 81501
(970) 244-1960 FAX (970) 244-1963

PRINSTER RESIDENCE
2343 Promontory Court South Rim Grand Junction, Colorado

PROJECT NUMBER: 96-02
DATE: 09/27/96
DRAWN BY: RDL JP
REVISIONS:

DRAWING NUMBER:
C1.1

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