

FEE \$ 5<sup>00</sup>

BLDG PERMIT NO. \_\_\_\_\_

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2740 N 15th TAX SCHEDULE NO. 2945-013-00-063  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700 #  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Nancy Kissner NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 336 main St  
 (1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Touchstone Homes USE OF EXISTING BLDGS new residence  
 (2) ADDRESS 336 main St DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 241-2801 new residence

Steve Thompson

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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 21

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 [Signature] Date 5/31/94  
 Department Approval [Signature] Date 5/31/94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7600  
 Utility Accounting [Signature] Date 5/31/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N00°00'00"E 131'

111.05'  
15th St  
193.73'

FRONT

N00°00'00"E 56.27'

FOUND NO. 5  
REBAR

N89°52'30"W

94.00'

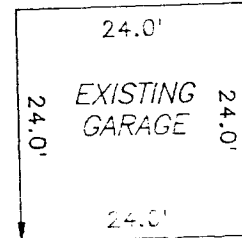
FOUND NO. 5  
REBAR

110.84'

ORIGINAL PROPERTY LINE

35.05

19.8



EXISTING  
GARAGE

34.84

N90°00'00"E  
20.00'

25'

6.0'

N90°00'00"E

94.00'

P.O.B.  
PARCEL TWO

25'

N00°00'00"E 56.27'

PARCEL TWO  
7,668. sq. ft.  
0.18 acres

ROADWAY  
SLOPE &  
UTILITY ESMT.

C1

tree

16'

S78°28'11"W

101.5

S00°00'00"E 48.98'

S89°52'30"E

SCALE:

20 10 0



⊙ = FOUND MONUMENT

○ = FOUND PROPERTY

● = SET 24" NO. 5

ACCEPTED *Ronnie Edwards* 5/31/94  
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.

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	323.56'	27.94'	27.93'	N05°57'

# GRAND VALLEY WATER USERS ASSOCIATION

GRAND VALLEY PROJECT, COLORADO

500 South Tenth Street (303) 242-5065 FAX (303) 243-4871  
GRAND JUNCTION, COLORADO 81501-3740

June 21, 1994

Steve Thompson  
Touchstone Homes  
336 Main  
Grand Junction, CO 81501

RE: House Construction and right-of-way along Grand Valley Water Users  
Association ("Association") drainage ditch ("ditch") at 2740 North 15th Street  
Grand Junction, CO 81501

Dear Mr. Thompson:

As per our discussion concerning the location of a house to be built adjacent to the ditch at 2740 North 15th Street, the Association has an undescribed right-of-way along this ditch for its operation and maintenance.

In view of your plans to construct a house on this particular lot at said address, we have agreed with you that at least 10 feet extending northward from the top of the north ditchbank is to be left for ditch operation and maintenance and that this 10 feet is to be evidenced by a straight line starting at a point on the lot's east boundary located South 00° 00' 00" East 83.82 feet from the Northeast corner of the lot, and this line is to proceed westerly parallel to the ditch until it intersects the sidewalk at North 15th Street.

The buyers of this property and their successors need to be notified of this operation and maintenance right-of-way and of the fact that the Association will make use of the easement as needed for operation and maintenance of the ditch.

Sincerely,



Dick Proctor,  
Asst. Manager