

FEE \$

BLDG PERMIT NO. 419825  
78825

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2702 1/2 Canyon Ct. TAX SCHEDULE NO. 2701-252-00-138  
 SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION 206  
 FILING 7 BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Robert Bray NO. OF DWELLING UNITS BEFORE: N/A AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 2660 G Rd NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-5373 USE OF EXISTING BLDGS None  
 (2) APPLICANT Dach Crimmings DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 225 W 6th St. Pump house  
 (2) TELEPHONE 241-2909

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-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear 5 ft from PL Special Conditions as per approved plans for Paradise Hills Filing 7-16-94 #CTH-90-2  
 Maximum Height \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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).

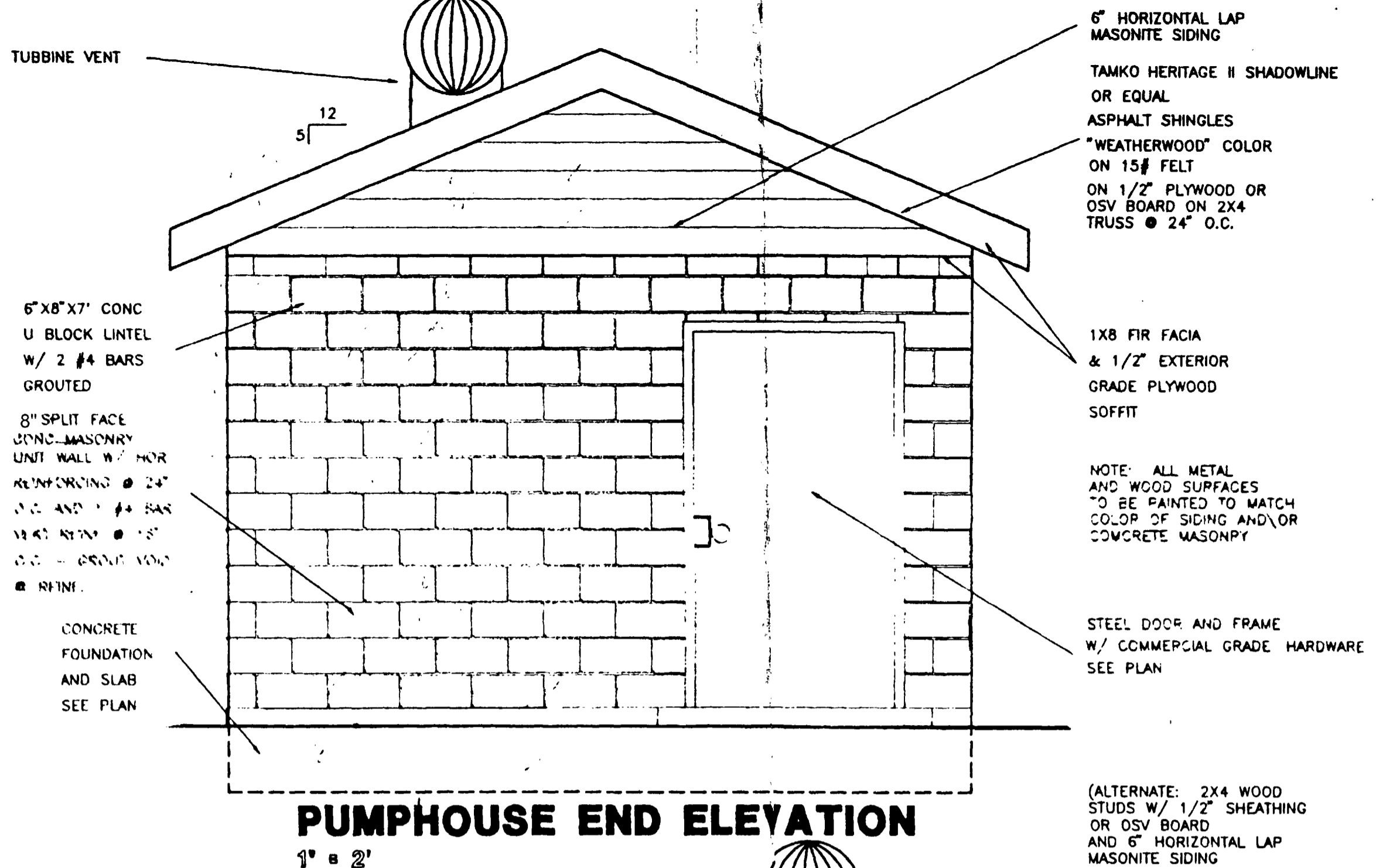
Applicant Signature [Signature] Date 5-11-94

Department Approval [Signature] Date 5/11/94

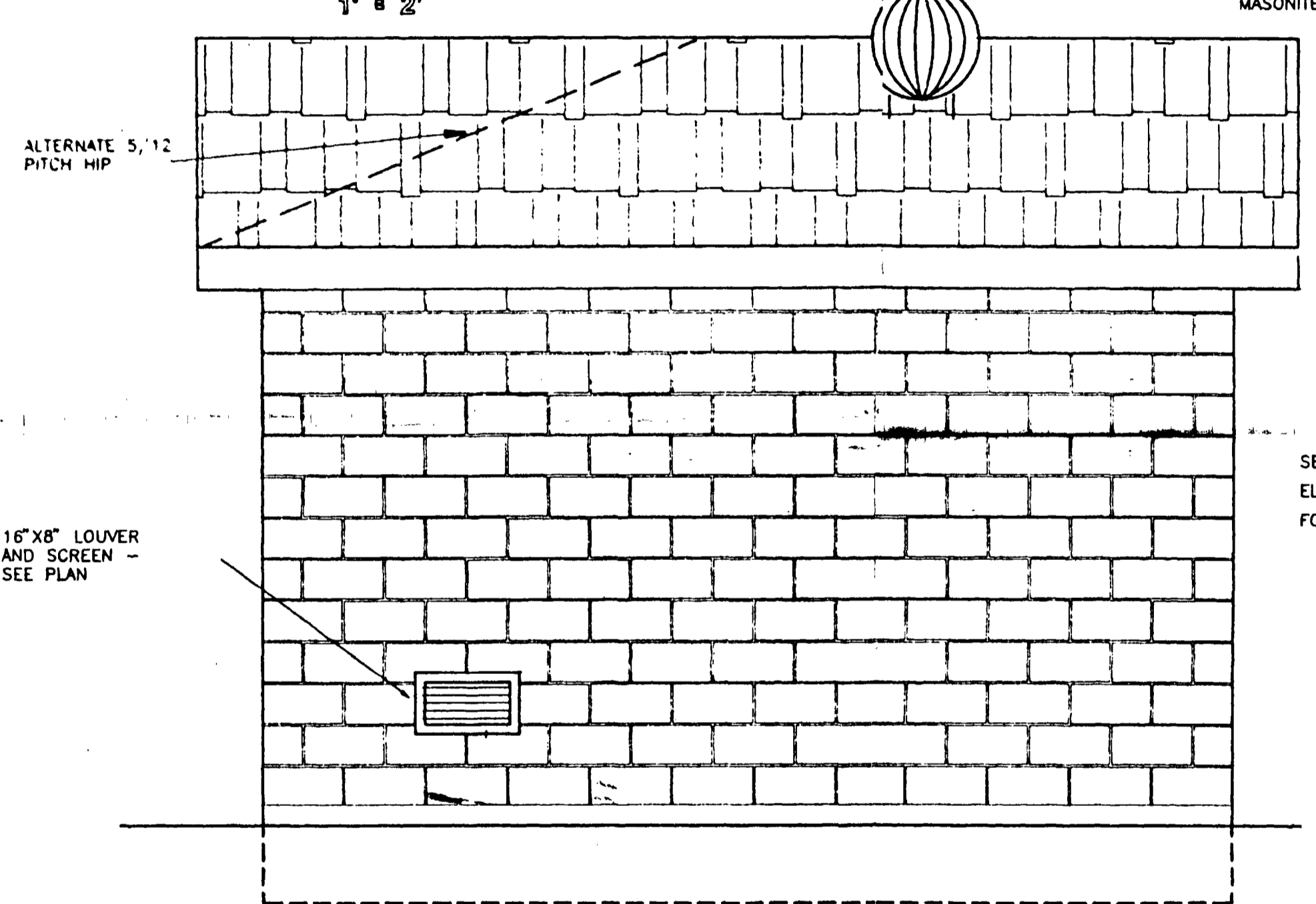
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Millie Fowler Date 5-12-94

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

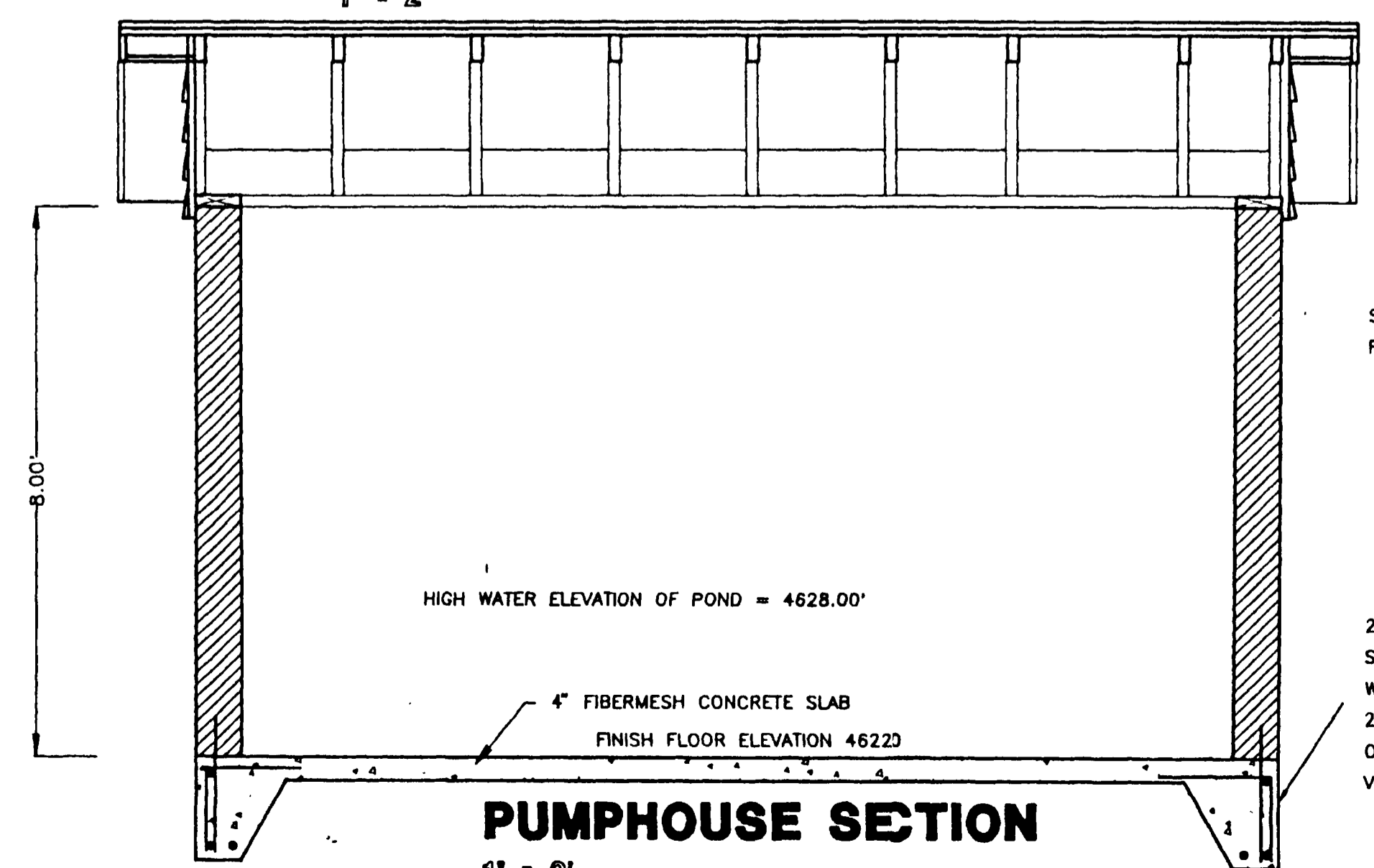
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



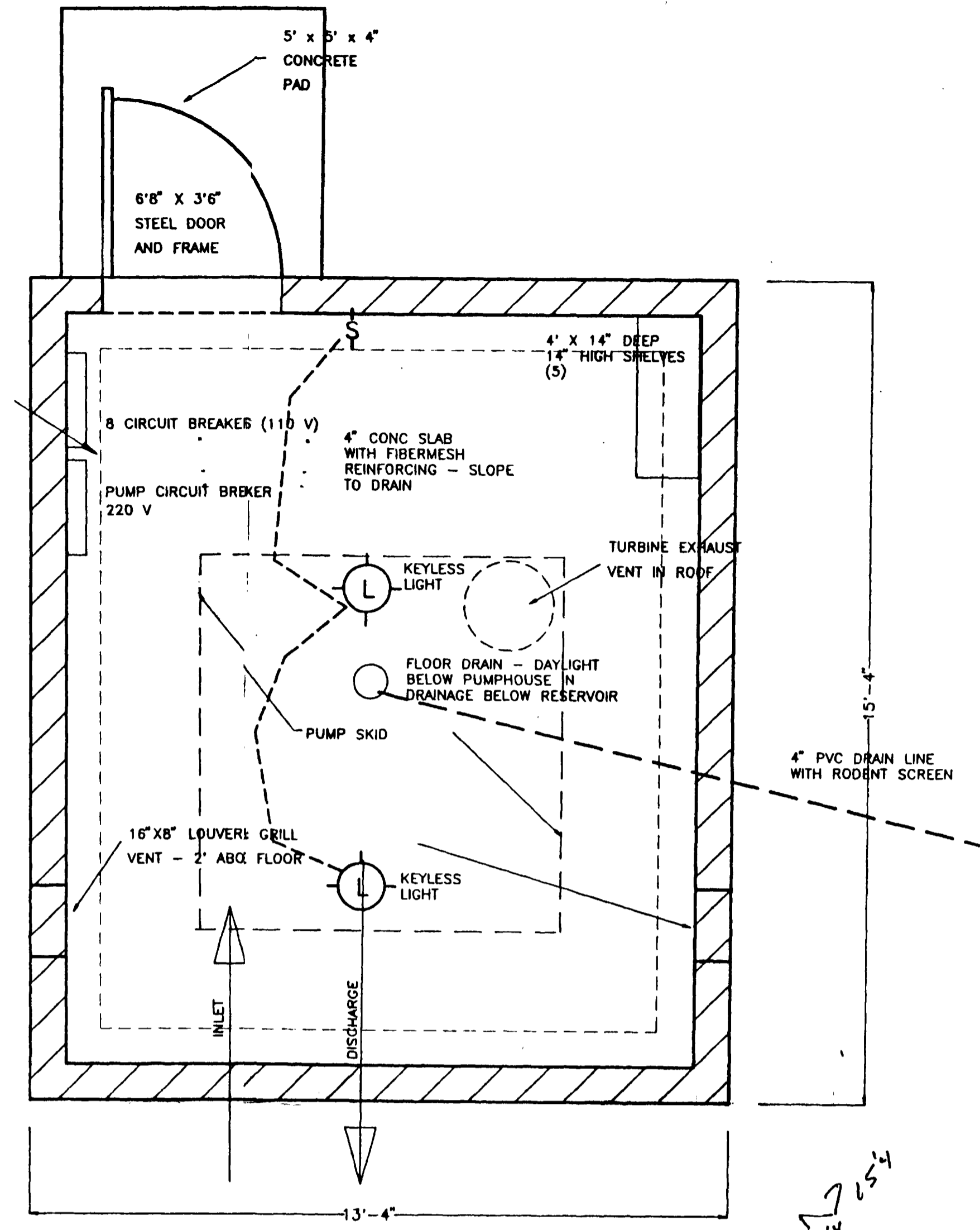
**PUMPHOUSE END ELEVATION**  
1" = 2'



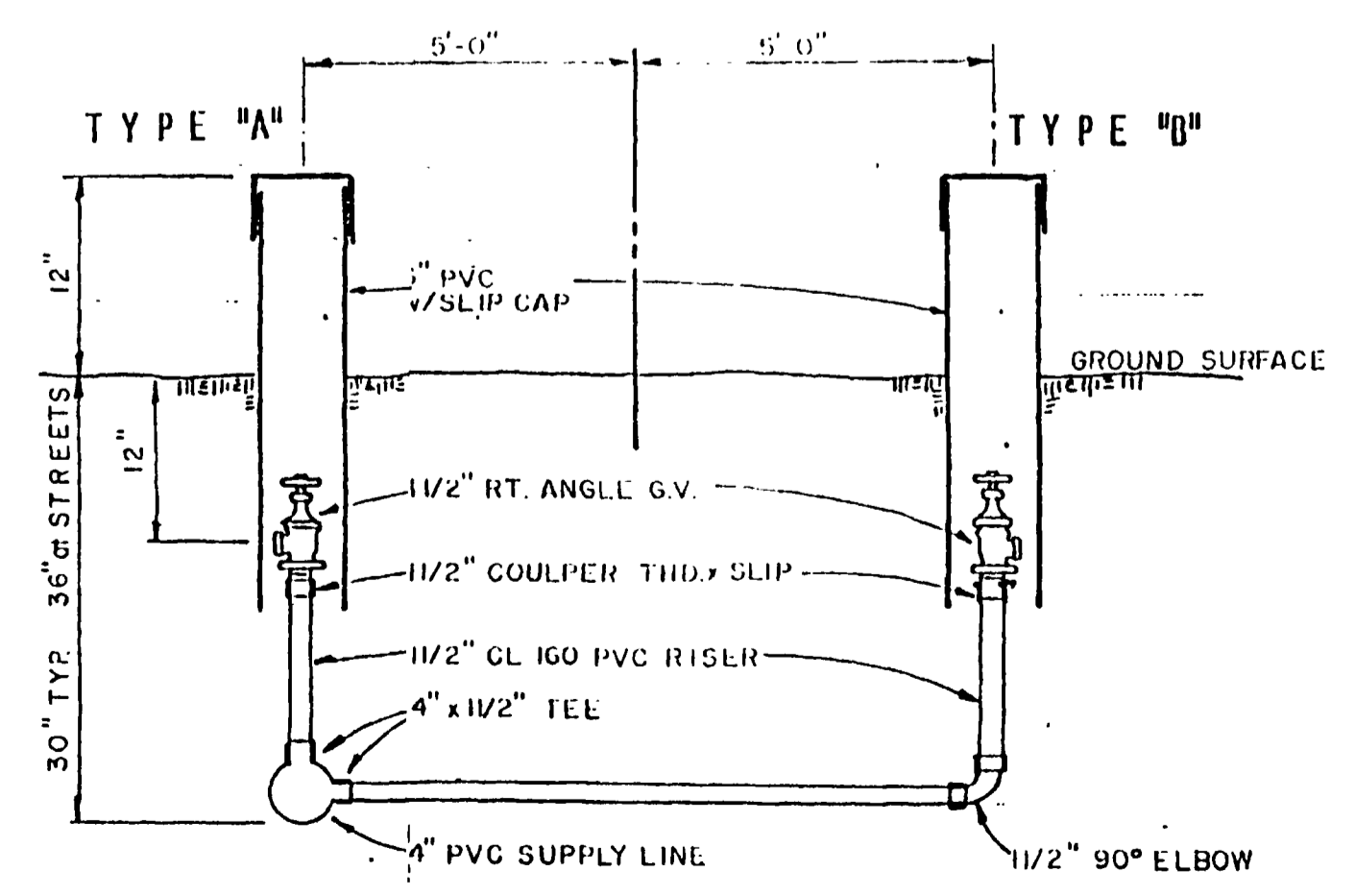
**PUMPHOUSE SIDE ELEVATION**  
1" = 2'



**PUMPHOUSE SECTION**  
1" = 2'



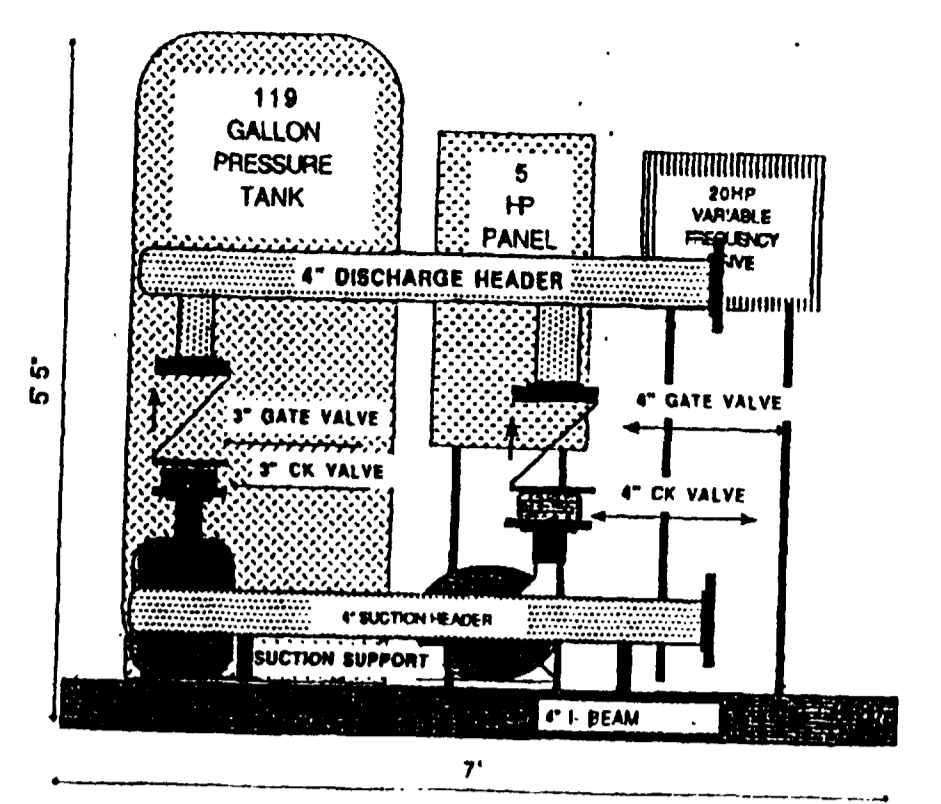
**PUMPHOUSE PLAN**  
1" = 2'



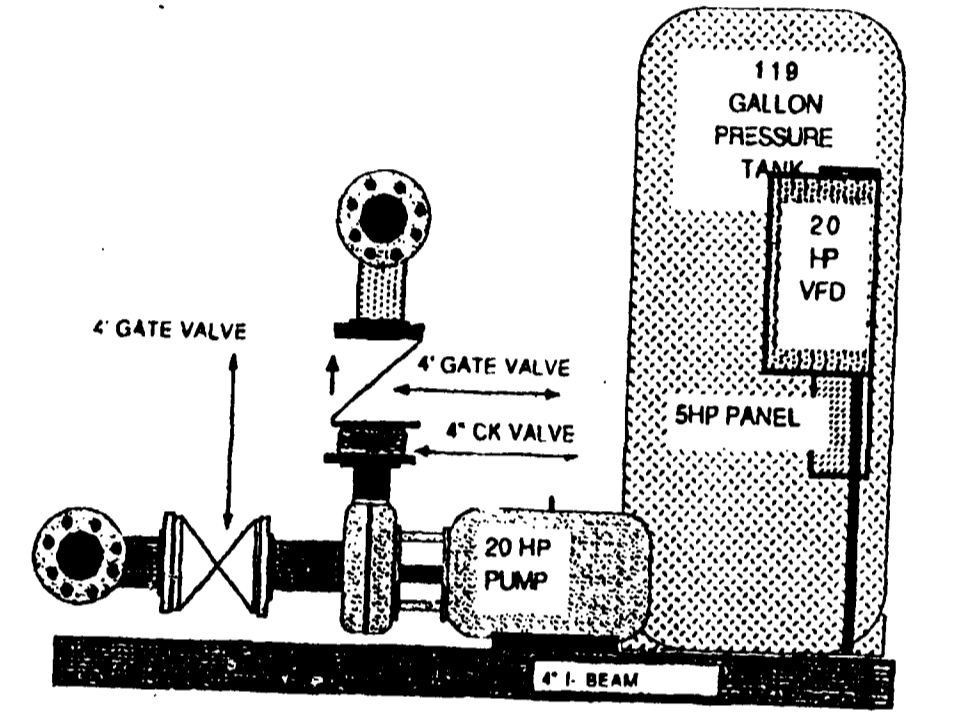
**SERVICE CONNECTION DETAIL**

ACCEPTED *RP 5/11/94*  
THIS PLAN MUST BE PRINTED ON 24" X 36" SHEETS AND ALL DIMENSIONS MUST BE CHECKED AND CORRECTED BEFORE CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

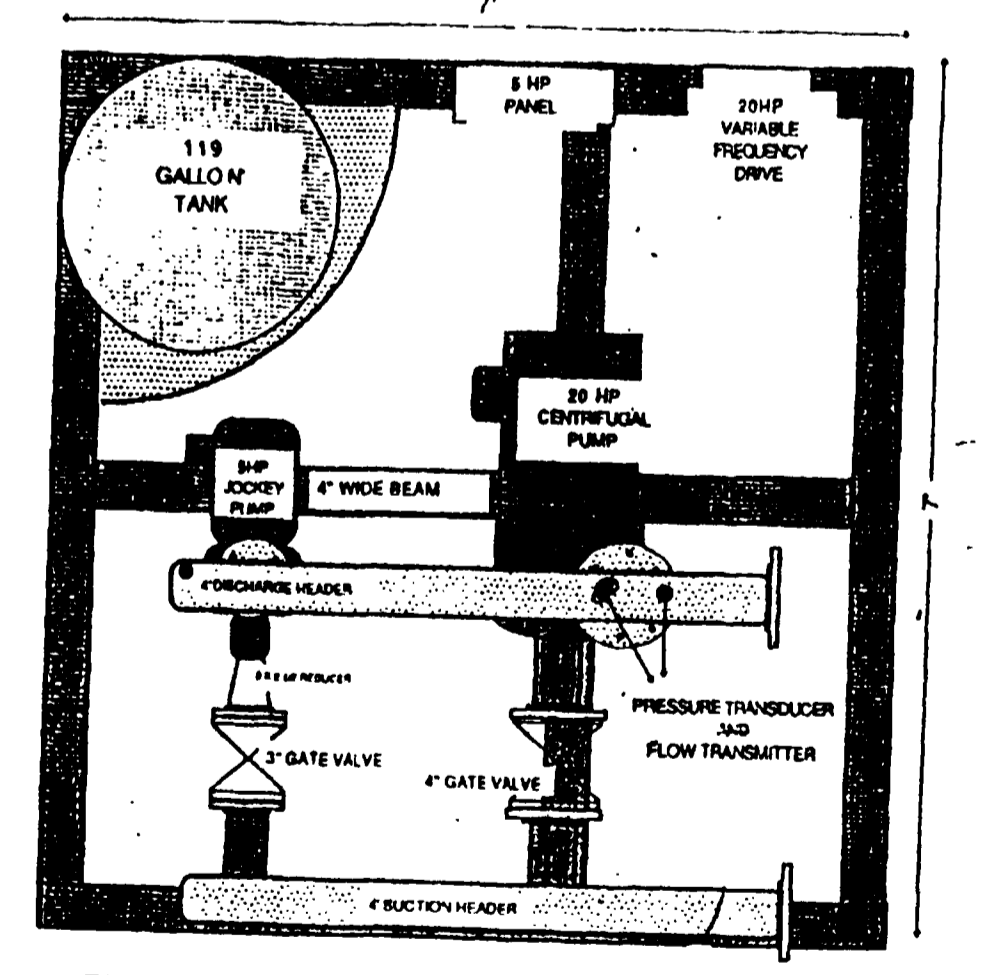
- NOTES:
- HARD WIRE TO PUMPS BY OTS
  - LANDSCAPE CONTROLS BY OTS - 115 VOLT POWER IN THIS CONTRA
  - ALL IRRIGATION PIPE THROUGHALLS TO HAVE FLEXIBLE SEALANT



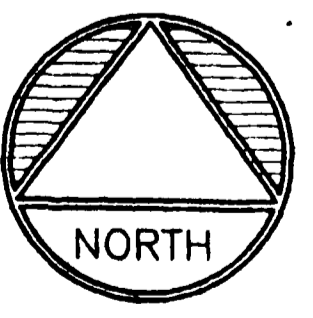
**FRONT VIEW**



**SIDE VIEW**



**PLAN VIEW PUMP SCHEMATIC**



**PUMP HOUSE**

THOMAS A. LOGUE  
LAND DEVELOPMENT CONSULTANTS  
227 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501  
(970) 243-4088

**HART GROUP PC**  
ENGINEERS DESIGNERS PLANNERS  
217 SOUTH 8TH STREET GRAND JUNCTION, COLORADO 81501 (970) 244-5180

PROJECT NO. C:\DWG\HTGP\PUMPHOUSE

REVISION 4-29-94

APRIL 1994

SHEET OF 2