

FEE \$ 5.00

BLDG PERMIT NO. 49823

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

TCP 00  
#93

3022-7860-01

THIS SECTION TO BE COMPLETED BY APPLICANT ✓

BLDG ADDRESS 1631 CORTLAND CT.

TAX SCHEDULE NO. 2945-012-63-005

SUBDIVISION PHARMIGAN RIDGE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

FILING 6 BLK 2 LOT 5

SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER BETH LITTLETON

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3242 LAKESIDE DR.

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-4690

USE OF EXISTING BLDGS N/A

(2) APPLICANT DAVID HEFFMAN

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS Box 1452 GRD. Jct.

NEW SINGLE FAMILY RESIDENCE

(2) TELEPHONE 243-9564

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 PR

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 15' from PL

Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

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 David Hoffman Date 9-15-94

Department Approval Bonnie Edwards Date 9-15-94

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 7840

Utility Accounting Millie Fowler Date 9-15-94 -S/F

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)

100'-0"

98'-7 1/2"  
+  
← PROPERTY LINE

98'-1"  
+  
10' SETBACK

98'-0 3/4"  
+

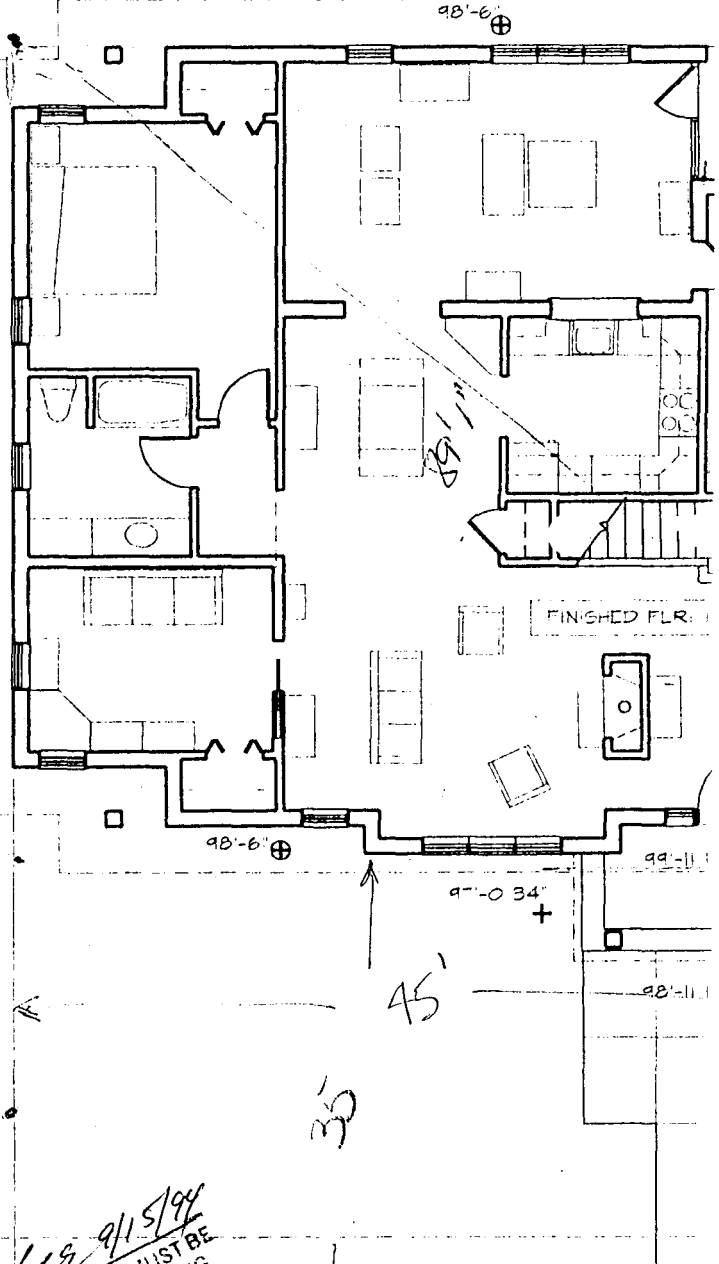
97'-11 1/4"  
+

98'-6"  
⊕

98'-6"  
⊕

105'-0"

10' SETBACK



97'-2 1/4"  
+

98'-6"  
⊕

97'-0 3/4"  
+

99'-11"

98'-11"

45'

30'

25'-8"

**ACCEPTED**  
 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.

*LSR 9/15/94*

68'-8"

15' SETBACK

100'-0"

96'-6 1/4"  
+

EXISTING CONCRETE  
WALK & GUTTER

96'-1 1/4"  
+

100'-0"

98'-1" +  
10' SETBACK

97'-11" +

22'-9"

98'-6" ⊕

97'-11 1/2" ⊕  
97'-11 1/2" +

43'

98'-2" +



50' 0" SETBACK

98'-6" ⊕

FINISHED FLR: 100'-0"

2'6"

OUT 22' 3/4"

56'-5"

99'-0 1/4" +

98'-6" ⊕

99'-11 1/2" ⊕

9'-0 3/4" +

45'

98'-11 1/2" ⊕

98'-10" +

98'-6" ⊕

97'-8 1/4" +

35'

68'-8"

15 SETBACK

100'-0"

10'-8"

2'-0"

3'-5" K.T.H.

PROPERTY LINE

EXISTING CONCRETE WALK & GUTTER

96'-1 1/4" +

95'-10" +

95'-8" +

52"