

FEE \$ 5.00

BLDG PERMIT NO. 49266

PLANNING CLEARANCE

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

Handwritten notes:
7/15/94
PR



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 791 Jordome Rd TAX SCHEDULE NO. 270-351-50-003
 SUBDIVISION Alpine Meadows II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2475
 FILING 2 BLK - LOT 8 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Alpine Meadows Dev. Corp. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1111 So 12th St., G.J., CO.
 (1) TELEPHONE 245-2505 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Alpine Cm, Inc USE OF EXISTING BLDGS NA
 (2) ADDRESS 1111 So. 12th St. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-2505 Construction of Single Family Residence

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
45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 16 TRAFFIC ZONE 13

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 Robert A. [Signature] Date 7/15/94
 Department Approval Chondie Edwards Date 7-18-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7720
 Utility Accounting Mellie Fowler Date 7-18-94

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)

N 00 00 21 E 165.95'

10' IRRIGATION EASEMENT

N 90 00 00 W 110.99'

36'-8"

10'-4"

15' IRRIGATION EASEMENT

27'-8"

S 71 36 22 E 172.52'

ACCEPTED *RLC 7/18/94*
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.



SITE DRAWING

SCALE: 1/8" = 1'

N 25 18 00 E 123.45'

14' MULTI-PURPOSE EASEMENT

12'

33'

12'

44'-3"

12'

22'

| | | | |
|-----------|------------------------------------------------------|---------------------|-------------|
| | ALPINE C.M., INC. | SCHOOLLEY RESIDENCE | DATE 8/0 |
| | Lot 2, Alpine Meadows North Grand Junction, CO | | A1 |
| SITE PLAN | | | |