

FEE \$ 5.00

BLDG PERMIT NO. 49831

TCP-425⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

023-3110-61

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2700 S. 1st St. Unit 4 TAX SCHEDULE NO. 2011-24-25-002

SUBDIVISION Windsor Hills - Phase I SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1747

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S)

(1) OWNER NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION

(1) ADDRESS

(1) TELEPHONE NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION

(2) APPLICANT USE OF EXISTING BLDGS

(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 1 structure, add 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 RSF-4

Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater

Parking Req'mt 2

Side 7' from PL Rear 30' from PL

Special Conditions

Maximum Height 32'

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 Date

Department Approval Date 9-12-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7832

Utility Accounting Date 9-12-94

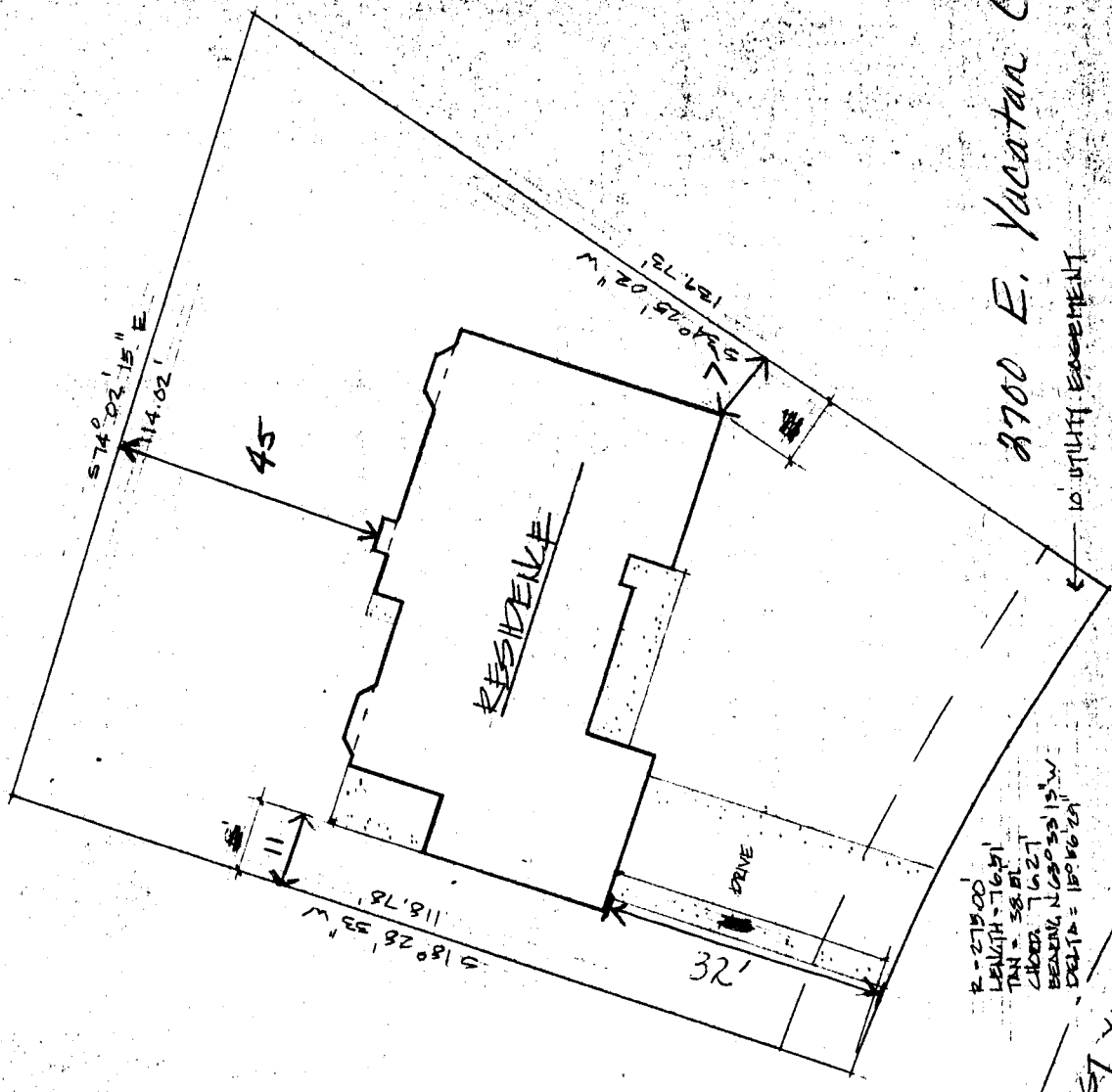
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

SF

PLANS

ACCEPTED PP 9-12-94
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.



8700 E. Yucatan Ct

10' utility easement

$R = 2715.00$
 $LENGTH = 76.91$
 $TAN = 38.81$
 $CHORD = 6.27$
 $BEARING, N 69° 53' 13\" W$
 $DELTA = 150° 16' 21\"$

EAST

SEE OTHER THING ENGINEERED USED TO EXIST INCL. RE-DO

2\"/>

HEAD BR. SUFFR

CONC. BR. CEILING

HEAD BR. SUFFR
SHEATHING

2\"/>

CONC. BR. WALLS

INCL. R-11

3/4\"/>

2\"/>

DO NOT REMOVE EITHER OF THESE THINGS @ 10' O.C.

GRADE

GRADE

FOR DIMENSIONS & STRUCTURAL SIZING, SEE ENGINEER DRAWINGS

2\"/>