

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57778

Site Plan Review (Single Family Residential and Accessory Structures)
PLANNING CLEARANCE
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2768 Compass Dr. TAX SCHEDULE NO. 2701-361-30-010
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER KEYSTONE Custom Bldrs NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS P.O. 1807
(1) TELEPHONE 243-9428 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT KEYSTONE Custom Bldrs USE OF EXISTING BLDGS _____
(2) ADDRESS P.O. Box 1807 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 243-9428 Temporary TRAILER 30-45 days

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 H.O. Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side _____ from PL Rear _____ from PL Special Conditions Temp Trailer for showers/locker room
Maximum Height _____ CENS.T. 110 T.ZONE 15 ANN# _____

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 10/7/96
Department Approval [Signature] Date 10/7/96

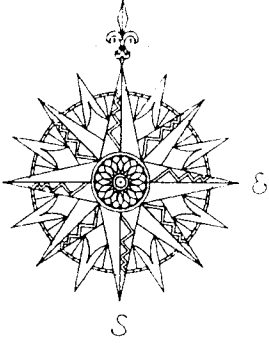
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 10/7/96

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

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

BASIS OF BEARINGS



GRAPHIC SCALE 1"=30'

POSITION RE-ESTABLISHED FROM MON. RECORD

PROPERTY DESCRIPTION

Lot 10, Block 1, REPLAT OF CROSSROADS; COLOR, and Lot 7, Block 1, CROSSROADS COLORADO WEST County, Colorado.

ACCEPTED *KVA 07/96*
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.

15' UTILITY EASMT. 150.00'

86.17' S00°00'00"W

63.72' S00°08'00"W

264.22'

S68°35'41"E

S68°29'00"E (M) (P)

221.76'

222.51'

WIRE FENCE

LOT 10 BLK. 1
1.62 Ac. ±

BLOCK IN FOR CONST.

LOT 7 BLK. 1
1.08 Ac. ±

EXISTING 2 STORY BRICK BUILDING

100' POWER EASEMENT

10' UTILITY EASMT.

PARKING LOT ENTRY

R = 175'
N43°1'00"W
97.93'

10' UTILITY EASMT.

130.00'
129.75'

N90°00'00"E (P) 101.42'
N89°53'55"W (M) 101.93'

N82°56'49"W (P) 158.12'
N82°55'08"W (M) 157.93'

S48°38'06"W (P) 69.33'
S49°19'19"W (M) 66.67'

LOADING CT