

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 55109

0 per J.K.

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

PC

5030-1220-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 311 Rim Rock Ct TAX SCHEDULE NO. 2945-302-09-002
SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
FILING 5 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER PAUL & SUSAN HART NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE 244-9180 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT NEW DIMENSIONS USE OF EXISTING BLDGS _____
(2) ADDRESS 3161 Nth 15th Ct DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 260-1964 NEW RES. - S/F

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-1.4 Maximum coverage of lot by structures _____
SETBACKS: Front 40' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 35' from PL Rear 35' from PL Special Conditions ANNX-95-71
Maximum Height _____
CENS.T. 14 T.ZONE 66 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 2-21-96
Department Approval [Signature] Date 2-21-96

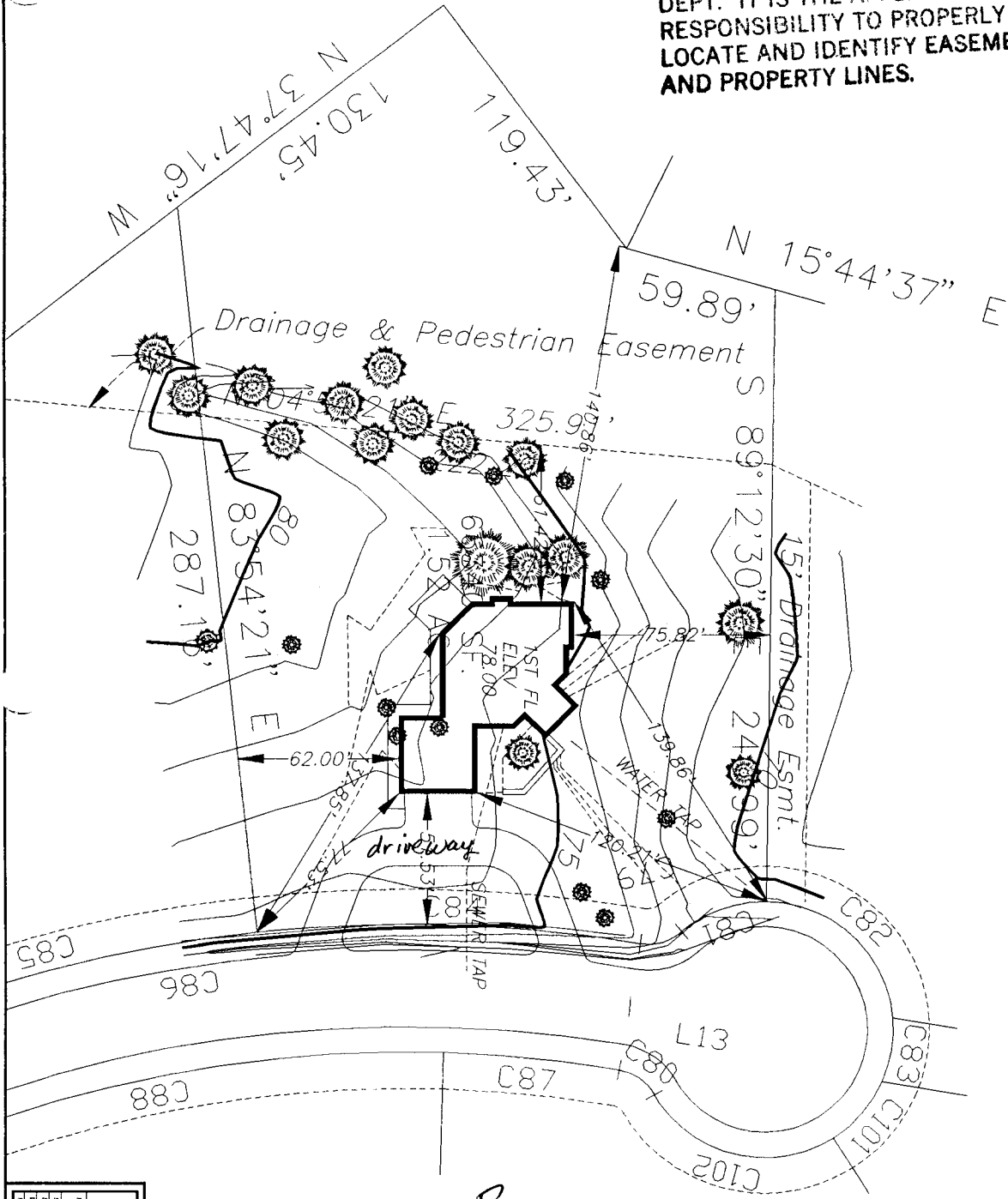
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 89165-S/F

Utility Accounting [Signature] Date 2-21-96

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)

ACCEPTED *Ronnie* 2/21/96
 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.



DRIVEWAY PERMIT
 REQUIRED
J. Klisla
 2-15-96

HART GROUP, PC	
REGISTERED PROFESSIONAL PLANNERS	
30 NORTH MIAMI STREET, SUITE 200, MIAMI, FLORIDA 33136	
PROJECT: 311 NW ROCK CANYON, GRAND LANTERN CO 31503	
SHEET: 1	TOTAL SHEETS: 1
DATE: 1-30	SCALE: 1"=20'
FILE: C:\WORK\311\311.DWG	PROJECT NO:
DATE: 1-30	SCALE: 1"=20'
FILE: C:\WORK\311\311.DWG	PROJECT NO:

2945-302-09-002

Multiple Copies: Please Type or Press Firmly With Ball Point Pen

4194

Copy Distribution
White-Contractor
Binary-Office File
Green-Inspector
Pink-Street Supt.

CITY OF GRAND JUNCTION
250 North Fifth Street
Grand Junction, Colo. 81501

Department of Public Works
Engineering Division
Phone (303) 244-1555
Fax (303) 244-1599

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY

Contractor

Company NEW DIMENSIONS
Concrete Curbing/Sidewalk License No. 5767 N 15th Ct
Address 311 Rim Rock Ct
City G.J. State COLO Zip Code 81501
Application Date FE 2-14-96
Date Work to Begin 2-15-96
Anticipated Completion Date _____

(Water Conservancy Districts Exempt)

Permit Fee
Curbing/Sidewalk Permit (\$30) \$ _____
Pavement Cut/Excavation Permit (\$50) \$ _____
Plus \$0.05 per linear foot of trench over 100' in length \$ _____
Other \$ _____
Total Permit Fees \$ 50.00

Responsible Charge

RAY DAVIS 260-1964
Responsible Construction Supervisor Phone No.
PHIL HART 244-9180
Alternate Responsible Person Phone No.
RAY DAVIS 243-6695
After Working Hours Contact Phone No.

Job Location(s)

Street Address/Location(s) 311 Rim Rock Ct

Subdivision Name (If Known)

Type of Work 1 Remove Existing 2 Repair Existing 3 Replace Existing 4 New Installation
 1 Sanitary Sewer 1 Irrigation 1 Driveway 1 Underground Power Utility Work Is
 2 Storm Sewer 2 Curb & Gutter 2 Telephone 2 Gas Main Line
 3 Water 3 Sidewalk 3 Cable T.V. 3 Other _____ Service Line

Estimated Quantities

Curb, Gutter & Sidewalk 0 Lineal Feet Sidewalk Crossing Drain 0 Each
Curb & Gutter 0 Lineal Feet Storm Drain Inlet 0 Each
Sidewalk 0 Lineal Feet Asphalt Pavement 0 Square Yards
Driveway Section 0 Square Yards Concrete Pavement 0 Square Yards
Drain Pan 0 Lineal Feet Other 12" CULVERT TO EXTEND
Excavation Volume 0 Cubic Yards Type of Backfill PAST BOTH SIDES OF BOTH DRIVES - SAND FILL

Requirements

(To Be Completed By City)

Testing Requirements**

- Performance Guaranty
 - Traffic Control Plan
 - Pedestrian Safety Plan
 - Inspection of Concrete Forms & Base
 - Inspection of Facilities Prior to Back-Fill
 - Inspection of Subgrade After Back-Fill
 - Final Inspection Upon Completion of Work
 - Community Development Department Approval *
 - End of day surface restoration required. (Surfacing material to be used _____)
- Backfill Compaction Test(s) AASHTO T-99
 - Roadbase Compaction Test(s) AASHTO T-180
 - Bituminous Pavement Compaction Test(s) AASHTO T-230
 - Concrete Slump/Air Test(s) AASHTO T-119, T-152
 - Concrete Compressive Strength AASHTO T-22, T-23
 - Other Testing: _____

* Community Development Department approval required for new or changed access to all streets except residential.
** All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

In accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all the provisions and requirements of this permit; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by and agrees to comply with all City ordinances, standards and specifications regulating construction.

Preconstruction Inspection by: Walt Hoyt by mg Date 2-16-96
Public Works Permit Approval by: _____ Date _____
Community Development Approval by: _____ Date _____
Final Inspection by: _____ Date _____

Contractor Ray Davis
Permit Valid For 6 Months From Date Issued