

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 63009

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

✓

Call when ready

BLDG ADDRESS 2340 Promontory Ct. TAX SCHEDULE NO. 1945-083-26-003

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S) ADDITION 2915

FILING 4 BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Chuck & Anne Thompson NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3620 Applewood

(1) TELEPHONE 245 8496 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dick Olson USE OF EXISTING BLDGS Single fam res

(2) ADDRESS P.O. Box 3565 DESCRIPTION OF WORK AND INTENDED USE: Construct

(2) TELEPHONE 243 4543 260-7222 Single fam res & 3 car gar

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____ CENSUS 1401 TRAFFIC 91 ANNEX# _____

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 Dick Olson Date 11-20-97

Department Approval Ronnie Edwards Date 11-20-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10732

Utility Accounting Charles Date 11-20-97

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)

124.27' @S 45°16'52" W

80.64' S 50°27'05" E

ELEV. 3.0'

20'

DRAINAGE

North

10'

Driveway

25'

ELEV. 1.5' x

NO STATION
NO POINTS
NO POINTS
NO POINTS
NO POINTS

79.64'

S 30°09'12" E

ELEV. 0'

CH = 22.74' S 38°32'11" E

2340 PROMONTORY COURT

53.38' S 57°00'22" E

10'

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.

Ronnie 11/20/87