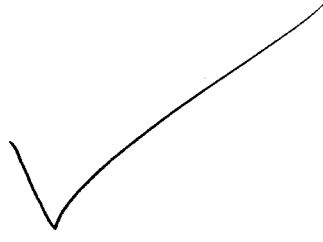


|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | 0                |

BLDG PERMIT NO. 59037

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 309 Rimrock Ct. TAX SCHEDULE NO. 2945-302-09001

SUBDIVISION Monument Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,868 S.F.

FILING 5 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER George + Pam Demos NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 620 Hyland Park Dr. Glenwood spgs. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-945-8864 USE OF EXISTING BLDGS N/A

(2) APPLICANT Stone Creek Maintenance DEPT. Stone Creek Development Inc.

(2) ADDRESS 676 Independence Valley Dr. G.J. DESCRIPTION OF WORK AND INTENDED USE: New single family residence

(2) TELEPHONE 970-257-1676

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 PR1.6 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 \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 1401 TRAFFIC ZONE 84

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 Liam White Date 2/5/97

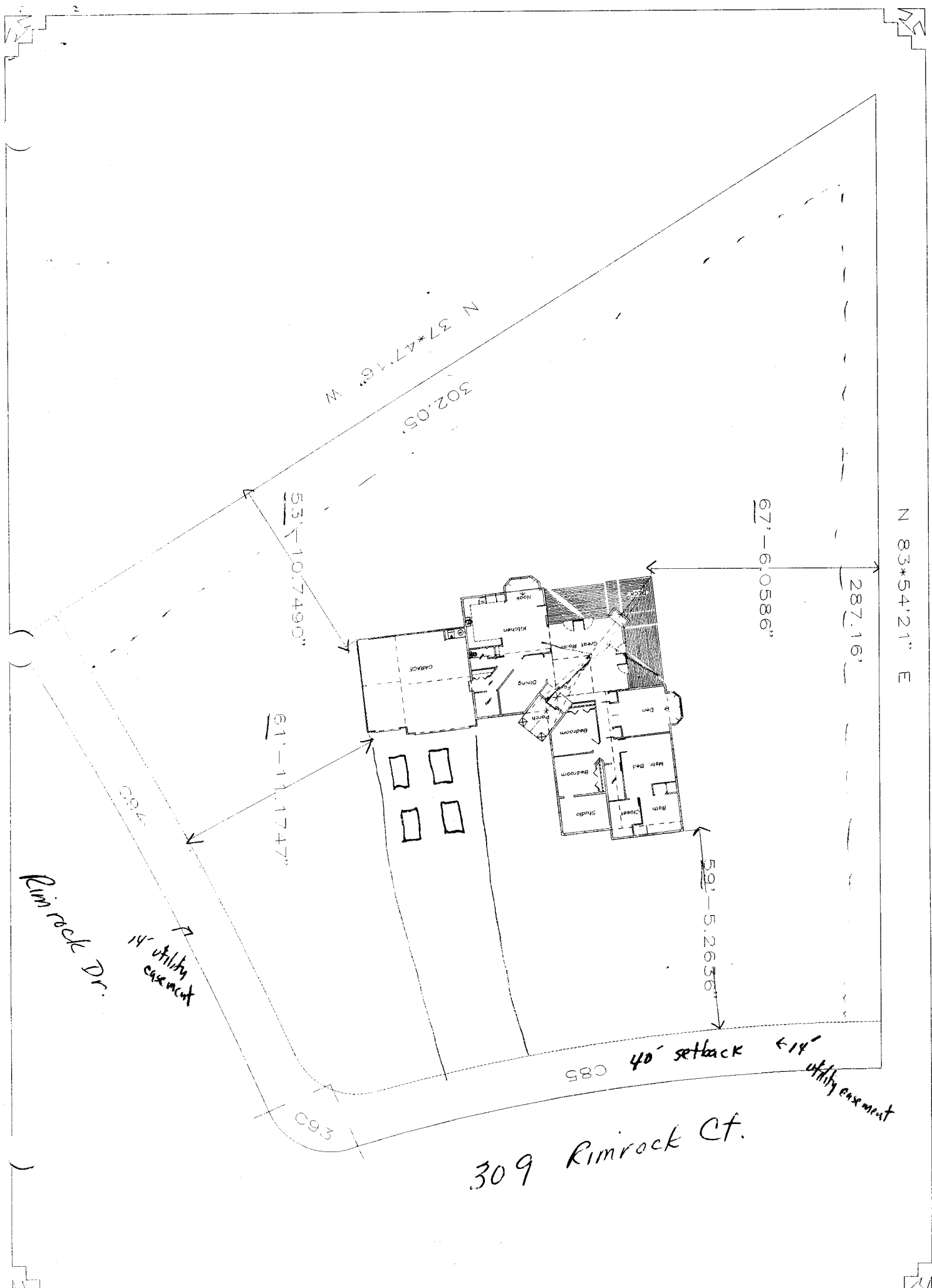
Department Approval Santa J. Castello Date 2/13/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9885

Utility Accounting CR Date CR 2-13-97

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)



14' utility easement  
 Rimrock Dr.

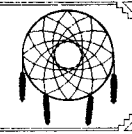
40' setback  
 14' utility easement

309 Rimrock Ct.

PLCOT  
 PLAN

Created for:  
 Stone Creek Dev., Inc.  
 676 Independence Valley Dr.  
 Grand Jct., CO 81503  
 970-257-1676

Accu-Ceutral  
 Building  
 Concepts



Date: 01/07/97  
 Scale:  
 Drawn By: Kelly K. Bond  
 PAGE: PLOT

ACCEPTED SLC 2/13/97  
 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.

PERMIT FOR CULVERT FOR DRIVEWAY  
 REQUIRED FROM PUBLIC WORKS,

*J. Klisch*  
 2-11-97

Receipt # 5169  
N/C

PERMIT FOR ACCESS OR SURFACE ALTERATION WITHIN PUBLIC RIGHT OF WAY

Copy Distribution  
White-Contractor  
Canary-Office File  
Green-Inspector  
K-Street Supt.

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

Department of Public Works  
Engineering Division  
Phone (970) 244-1555  
Fax (970) 244-1599

4760

Application For:  Access  Surface Alteration

Company Power Construction Spine Creek Dev. Inc.

Concrete Curbing/Sidewalk License No. \_\_\_\_\_

Address 676 Independence Valley Dr.

City Grand Junction State CO Zip Code 81503

Application Date 2/6/97

Date Work to Begin 2/15/97

Anticipated Completion Date 2/16/97

Job Address or Location 309 Rimrock Ct.

Responsible Charge

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.

Bob White Bob White 257-1676  
Responsible Construction Supervisor Phone No.

Lauren White Lauren White 257-1676  
Alternate Responsible Person Phone No.

Lauren White 257-1676  
After Working Hours Contact Phone No.

Type of Performance/Warranty Guarantee \_\_\_\_\_

In the amount of \_\_\_\_\_

Type of Work  1 Remove Existing  2 Repair Existing  3 Replace Existing  4 New Installation

|  |   |   |   |  |
|--|---|---|---|--|
| <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Sanitary Sewer | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Irrigation    | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 Driveway | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Underground Power | <input type="checkbox"/> If Utility Work Main Line |
| <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Storm Sewer    | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Curb & Gutter | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Telephone           | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Gas               | <input type="checkbox"/> Service Line              |
| <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Water          | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Sidewalk      | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Cable T.V.          | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Other _____       |  |

Estimated Quantities

|   |   |
|---|---|
| Curb, Gutter & Sidewalk _____ Lineal Feet | Sidewalk Crossing Drain _____ Each      |
| Curb & Gutter _____ Lineal Feet           | Storm Drain Inlet _____ Each            |
| walk _____ Lineal Feet                    | Asphalt Pavement <u>0</u> Square Yards  |
| Driveway Section <u>15</u> Square Yards   | Concrete Pavement <u>0</u> Square Yards |
| Drain Pan _____ Lineal Feet               | Other _____                             |
| Excavation Volume <u>4</u> Cubic Yards    | Type of Backfill _____                  |

| Requirements   | (To Be Completed By City) | Testing Requirements*   |
|--|---------------------------|---|
| <input type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Performance Guaranty<br><input type="checkbox"/> Traffic Control Plan<br><input type="checkbox"/> Pedestrian Safety Plan<br><input type="checkbox"/> Inspection of Concrete Forms & Base<br><input type="checkbox"/> Inspection of Facilities Prior to Back-Fill<br><input type="checkbox"/> Inspection of Subgrade After Back-Fill<br><input type="checkbox"/> Final Inspection Upon Completion of Work<br><input type="checkbox"/> Community Development Department Approval *<br><input type="checkbox"/> End of day surface restoration required. (Surfacing material to be used _____) |                           | <input type="checkbox"/> Backfill Compaction Test(s) AASHTO T-99<br><input type="checkbox"/> Roadbase Compaction Test(s) AASHTO T-180<br><input type="checkbox"/> Bituminous Pavement Compaction Test(s) AASHTO T-230<br><input type="checkbox"/> Concrete Slump/Air Test(s) AASHTO T-119, T-152<br><input type="checkbox"/> Concrete Compressive Strength AASHTO T-22, T-23<br><input type="checkbox"/> Other Testing: _____ |

\* All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

(Water Conservancy Districts Exempt)

|   |              |
|---|--------------|
| Curbing/Sidewalk/Driveway Permit (\$60)                   | \$ _____     |
| Pavement Cut/Excavation Permit (\$60)                     | \$ _____     |
| Plus \$0.10 per linear foot of trench over 100' in length | \$ _____     |
| Other   | \$ _____     |
| Permit Fees   | \$ <u>NC</u> |

Contractor \_\_\_\_\_

Preconstruction Inspection by: \_\_\_\_\_ Date 2-12-97

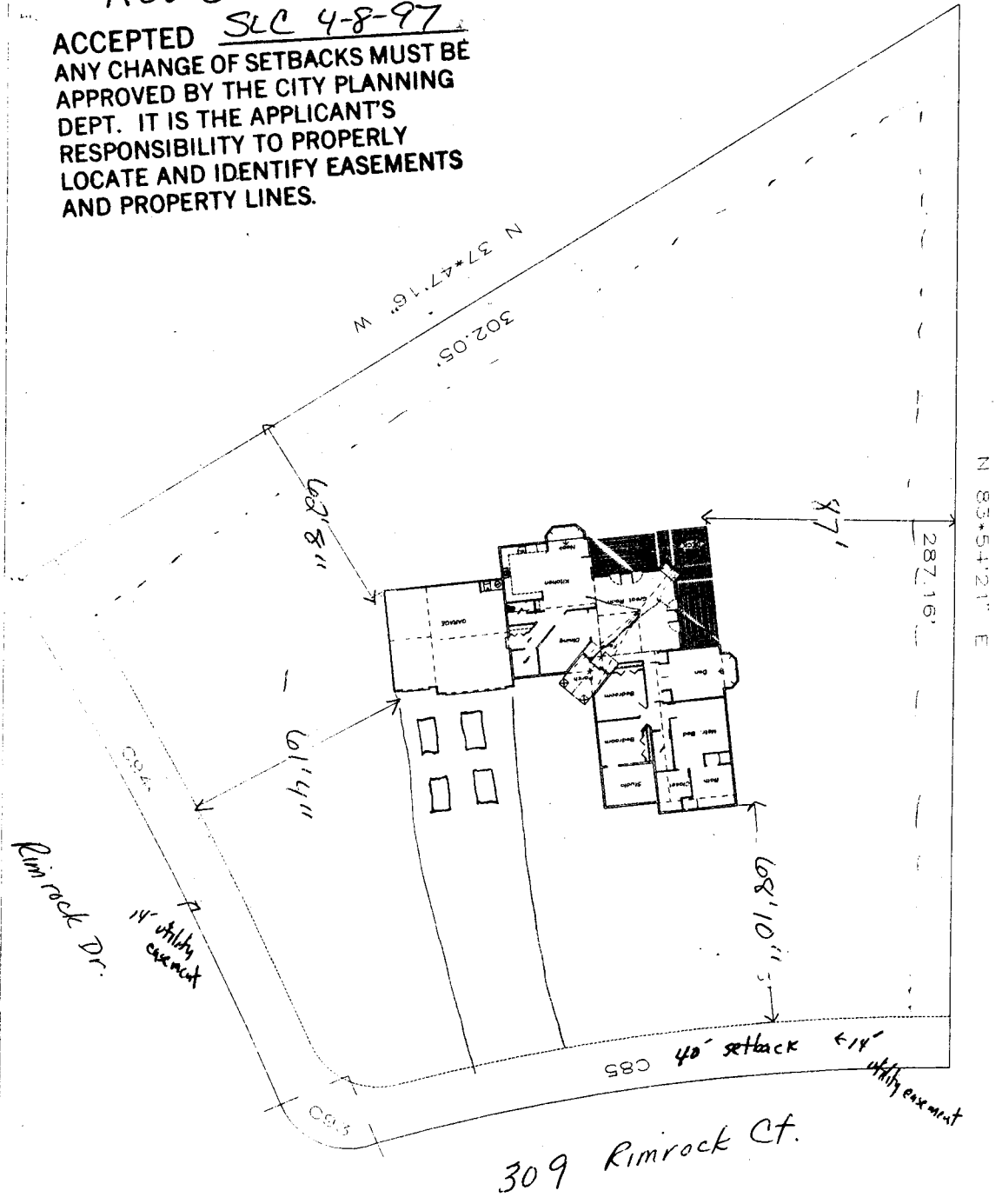
Public Works Permit Approval by: J. Don Newton Date \_\_\_\_\_

Final Inspection by: \_\_\_\_\_ Date \_\_\_\_\_

Surface Alteration Permit Valid For 6 Months From Date Issued

A 12" culvert will be required across the

Revised  
 ACCEPTED SLC 4-8-97  
 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.



|              |   |  |                   |                         |
|--------------|---|--|-------------------|-------------------------|
| PLOT<br>PLAN | Created for:<br>Stone Creek Dev., Inc.<br>676 Independence Valley Dr.<br>Grand Jct., CO 81503<br>970-257-1676 | <b>Accu-Tectural</b><br><b>Building</b><br><b>Concepts</b> | Date:<br>01/20/97 | Page:<br>1 of 2<br>Plot |
|              | 309 Rimrock Ct.   |  |                   |                         |

ACCEPTED SLC 2/13/97  
 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.

PERMIT FOR CURB CUT FOR DRIVEWAY  
 REQUIRED FROM PUBLIC WORKS,

*J. K. Kline*  
 2-11-97