

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 63250

Jc

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

BLDG ADDRESS 310 RIMROCK COURT TAX SCHEDULE NO. 2945-302-09-006

SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,015

FILING 5 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER CHARLES E YOUNG NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 308 27³/₈ Rd NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 255-1427 USE OF EXISTING BLDGS RESIDENTIAL

(2) APPLICANT (SAME) DESCRIPTION OF WORK AND INTENDED USE: BUILD

(2) ADDRESS _____ NEW FAMILY DWELLING

(2) TELEPHONE _____

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 FR 1.6 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 1401 TRAFFIC 64 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 Charles E. Young Date 12-1-97

Department Approval Antonia G. Costello Date 12.3.97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10740

Utility Accounting Tracy Kasper Date 12/3/97

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)

PERMIT FOR ACCESS OR SURFACE ALTERATION WITHIN PUBLIC RIGHT OF WAY

Copy Distribution
 White-Contractor
 Canary-Office File
 Green-Inspector
 Pink-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

5313

Application For: Access Surface Alteration

Company Clearwater Const.

Concrete Curbing/Sidewalk License No. _____

Address P.O. Box 25

City Palisade State Co. Zip Code 81526

Application Date _____

Date Work to Begin _____

Anticipated Completion Date _____

Job Address or Location 310 Rimrock crt. G.J.

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.

Jack R. Burgason 464-4683
 Responsible Construction Supervisor Phone No.

Chuck Young 255-1427 464-0530
 Alternate Responsible Person Phone No.

After Working Hours Contact 464-4683 Phone No.

Type of Performance/Warranty Guarantee _____

In the amount of _____

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

1 2 3 Sanitary Sewer 1 2 3 4 Irrigation 1 2 3 Driveway 1 2 3 Underground Power Main Line

1 2 3 4 Storm Sewer 1 2 3 4 Curb & Gutter 1 2 3 Telephone 1 2 3 Gas Service Line

1 2 3 Water 1 2 3 4 Sidewalk 1 2 3 Cable T.V. 1 2 3 4 Other _____

Estimated Quantities

Curb, Gutter & Sidewalk _____ Lineal Feet Sidewalk Crossing Drain _____ Each

Curb & Gutter _____ Lineal Feet Storm Drain Inlet _____ Each

Sidewalk _____ Lineal Feet Asphalt Pavement _____ Square Yards

Driveway Section 11 sq yds gravel Square Yards Concrete Pavement _____ Square Yards

Drain Pan _____ Lineal Feet Pipe size, type, length _____ Lineal Feet

Excavation Volume _____ Cubic Yards Other _____

Requirements

(To Be Completed By City)

Testing Requirements*

Yes No

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: _____

* 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)

Permit Fee

Curbing/Sidewalk/Driveway Permit (\$60) \$ _____

Pavement Cut/Excavation Permit (\$60) \$ _____

Plus \$0.10 per linear foot of trench over 100' in length \$ _____

Other \$ _____

Total Permit Fees \$ NA

Contractor Charles E. Young

Preconstruction Inspection by: _____ Date _____

Public Works Permit Approval by: _____ Date _____

Final Inspection by: _____ Date _____

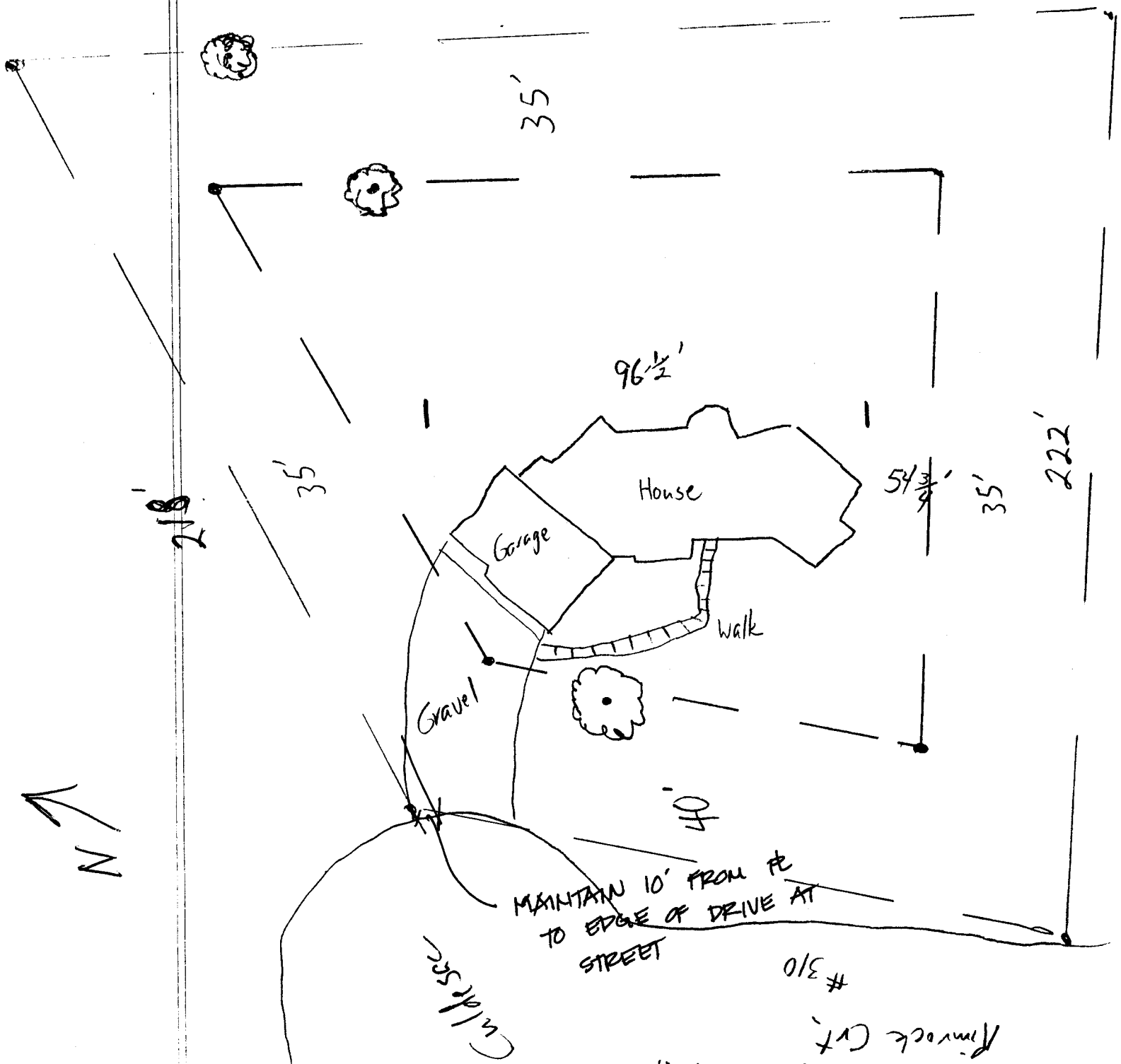
Surface Alteration Permit Valid For 6 Months From Date Issued

Permit is For Driveway culvert only

CHARLES F YOUNG
LOT 6 BLK 3 FILE #5

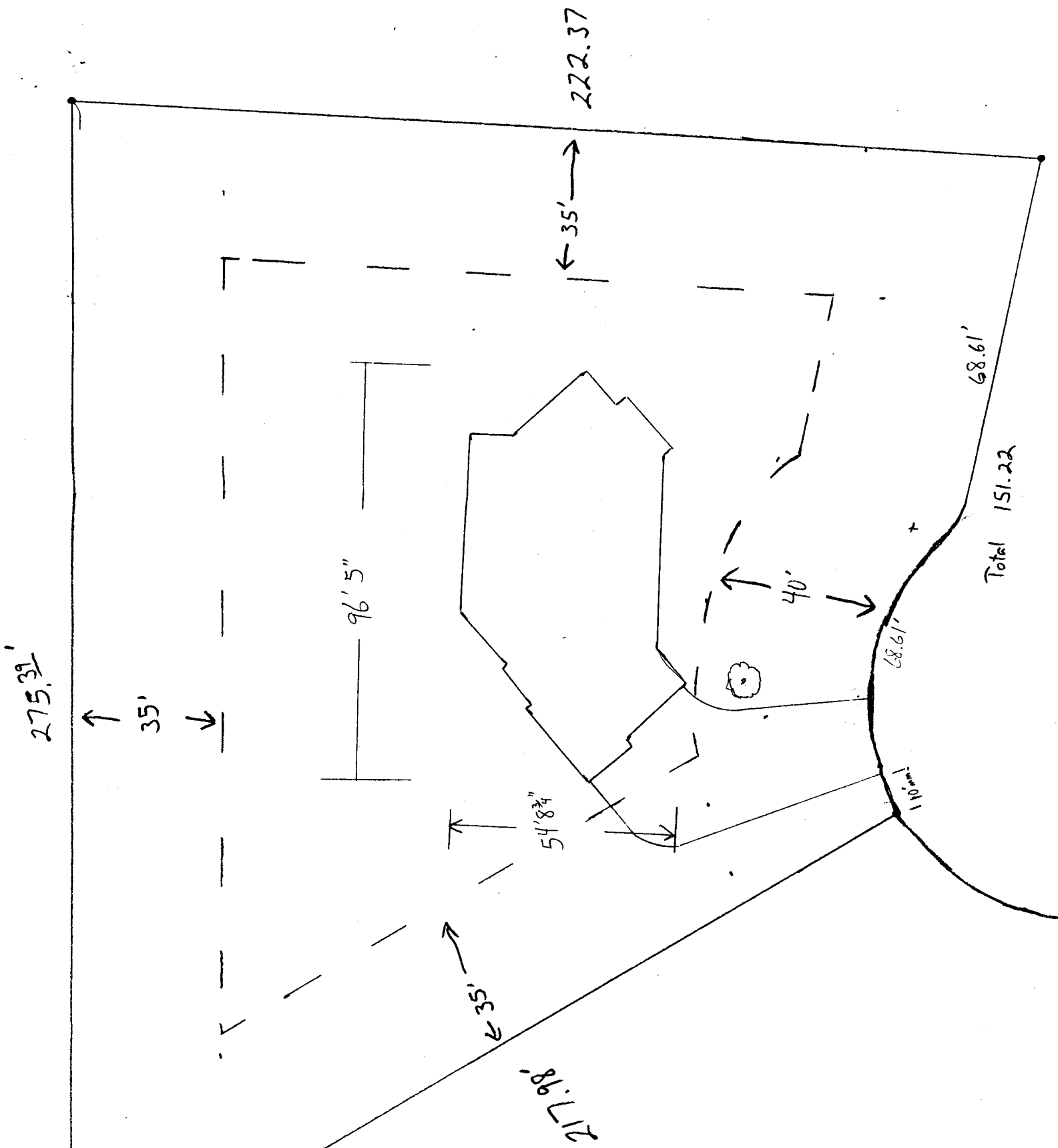
DATE
 $\frac{1}{16} = 10'$
 $\frac{5}{16} = 50$
 $\frac{7}{16} =$

ACCEPTED SLL 12.3.97
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.



PREPARED BY

DRIVEWAY CULVERT REQUIRED PAGE
NO C.M.P. ALLOWED MUST MEET CITY SPECS.
W. Ashbeck 12/1/97

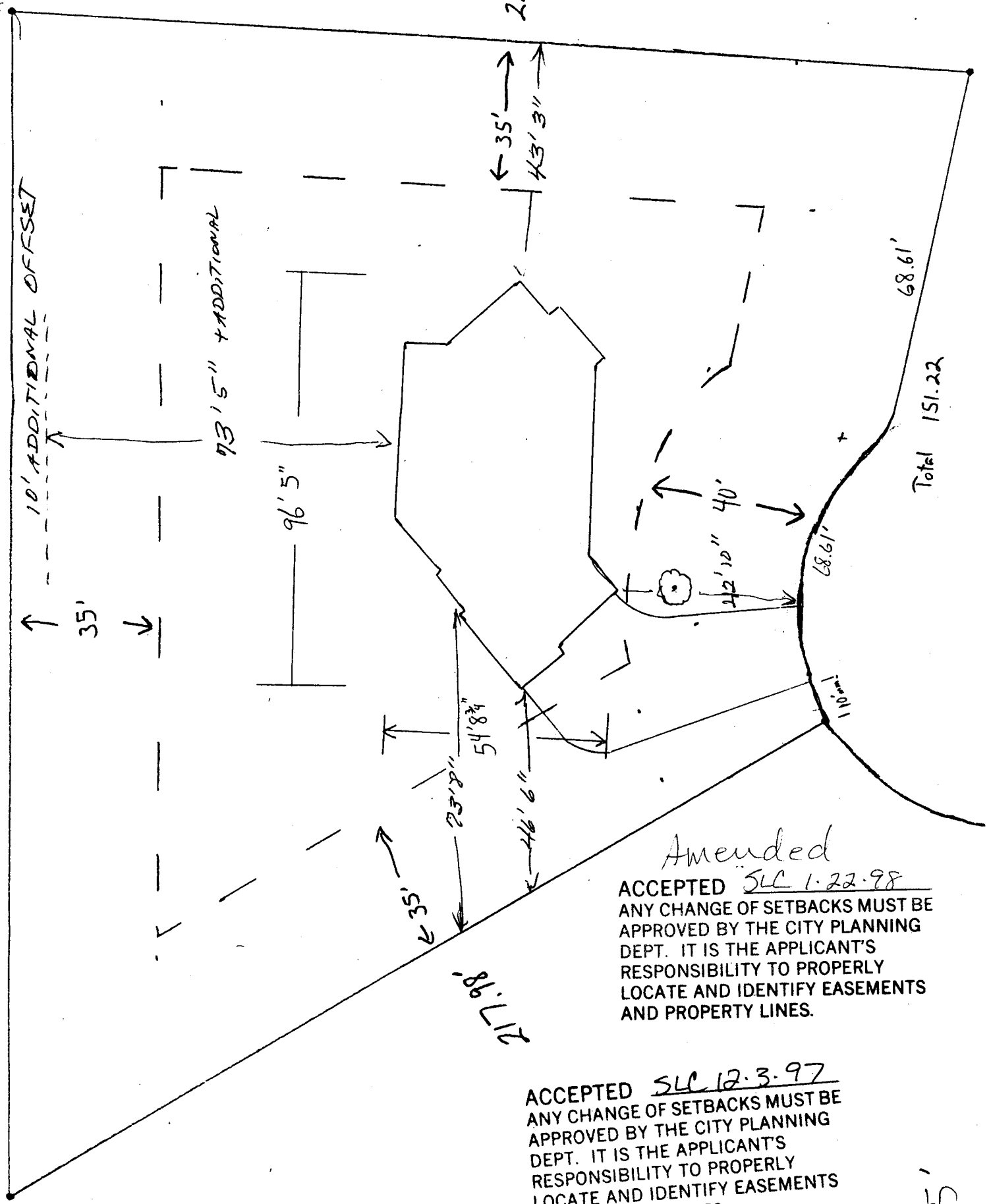


ACCEPTED SLC 12.3.97
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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

= 25'

275.39

222.37



Total 151.22

Amended
 ACCEPTED SLC 1.22.98
 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.

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 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.

= 25'