

FEE \$	10.-
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 163393

✓

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2343 S. Rim DR TAX SCHEDULE NO. 2945-083-25-002  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1996  
 FILING 3 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER ALAN Koos NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 380 Hillview DR NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-4125 USE OF EXISTING BLDGS 0  
 (2) APPLICANT Koos Const. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 380 Hillview DR  
 (2) TELEPHONE 242-4125 New Residence

**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 5' from PL Special Conditions Per building envelope, ACCO approval required  
 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 Alan Koos Date 12-22-97  
 Department Approval Bonnie Edwards Date 12/30/97  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10790  
 Utility Accounting Adams Date 12-30-97

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

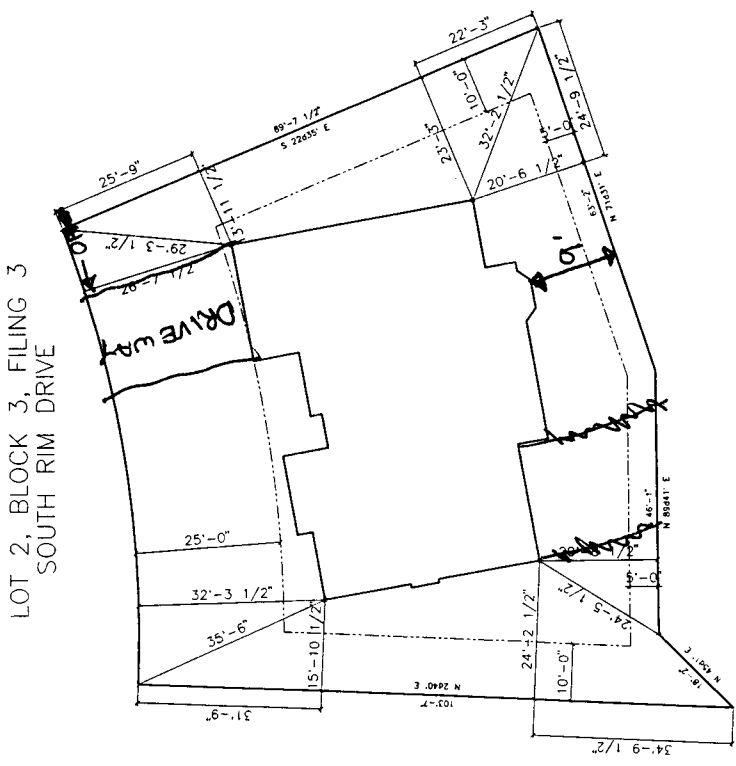
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

REVISIONS	DATE	DESCRIPTION
1	12-16-97	
2		
3		
4		
5		
6		
7		
8		

*W. A. B. DRAFT*  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-9722

**KOOS CONSTRUCTION**  
 LOT 2, PLOT PLAN

PROJECT NO.	221
DATE	12/16/97
FILED/DWG	PLD02.DWG
DATE	12-11-97
SCALE	1" = 10'
SHEET	SHEET 2



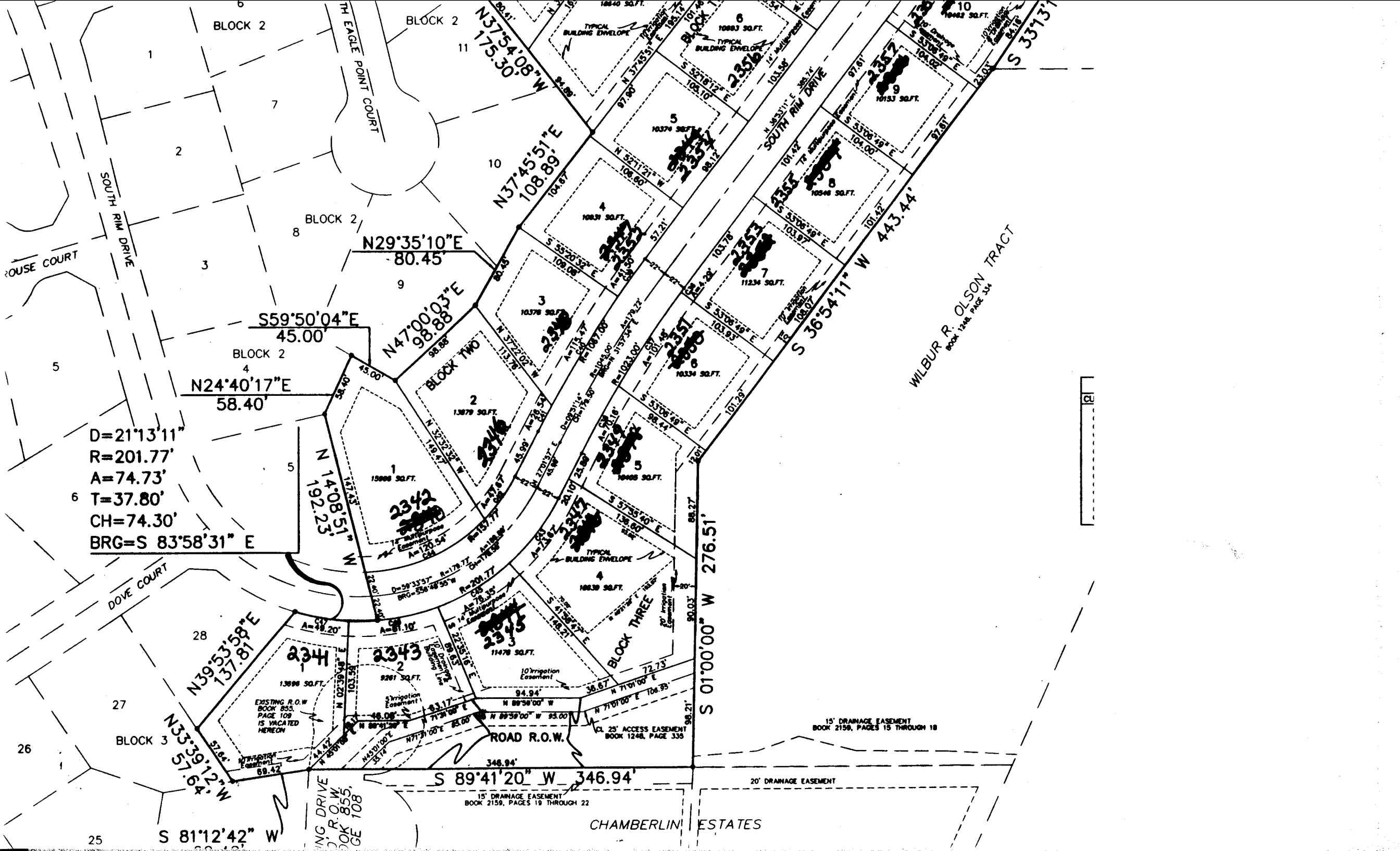
LOT 2, BLOCK 3, FILING 3  
 SOUTH RIM DRIVE

**PLOT PLAN**  
 SCALE: 1" = 10' (EXCEPT WHERE NOTED)

NOTICE:  
 1. THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
 2. THIS DRAWING PRIOR TO CONSTRUCTION

ACCEPTED *Ronnie* - 12/30/97  
 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.

*TRINWAY LOCATED OK.  
 Re Check 12/22/97*



$D=21^{\circ}13'11''$   
 $R=201.77'$   
 $A=74.73'$   
 $T=37.80'$   
 $CH=74.30'$   
 $BRG=S 83^{\circ}58'31'' E$

BLOCK 2  
 $N24^{\circ}40'17''E$   
 58.40'  
 $S59^{\circ}50'04''E$   
 45.00'

$N29^{\circ}35'10''E$   
 80.45'  
 $N37^{\circ}45'51''E$   
 108.89'

$N37^{\circ}45'51''E$   
 108.89'  
 $N37^{\circ}54'08''W$   
 175.30'

$N47^{\circ}00'03''E$   
 98.88'  
 $N37^{\circ}22'02''W$   
 113.76'

$N39^{\circ}53'58''E$   
 137.81'  
 $N33^{\circ}39'12''W$   
 57.64'

$S 81^{\circ}12'42'' W$   
 $N 14^{\circ}08'51'' W$   
 192.23'

$S 57^{\circ}55'40'' E$   
 101.29'  
 $S 53^{\circ}06'49'' E$   
 103.93'  
 $S 55^{\circ}20'35'' E$   
 109.08'

$S 89^{\circ}41'20'' W$   
 346.94'  
 $S 36^{\circ}54'11'' W$   
 443.44'

$S 01^{\circ}00'00'' W$   
 276.51'  
 $S 33^{\circ}13'11'' W$   
 337.13'

EXISTING R.O.W.  
 BOOK 855,  
 PAGE 108  
 IS VACATED  
 HEREON

15' DRAINAGE EASEMENT  
 BOOK 2159, PAGES 19 THROUGH 22

15' DRAINAGE EASEMENT  
 BOOK 2158, PAGES 15 THROUGH 18

20' DRAINAGE EASEMENT

CHAMBERLIN ESTATES

WILBUR R. OLSON TRACT  
 BOOK 1248, PAGE 34

