

Owner Backing Out of Bldg New Home on property. due to soil conditions

FEE \$	10.00
TCP \$	500.00
SIF \$	—



BLDG PERMIT NO. _____

Call when ready

Refunded
I# 806848
8/5/98

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2647 EL CORONA DR. TAX SCHEDULE NO. 2945-121-01-050

SUBDIVISION CORONA DEL REY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2330 (E)

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER HARVEY S / MARGARET K. HUFFER NO. OF DWELLING UNITS
BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 563 W SADDLE DR. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-241-0817 USE OF EXISTING BLDGS NEW RESIDENCE

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ 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 PK-10 m coverage of lot by structures _____

SETBACKS: Front _____ or _____ from center of Needs TOP ?

Side _____ from F Pl. Clearance

Maximum Height _____ Fee Refunded.

JS ✓ TRAFFIC 28 ANNX# _____

Modifications to this I Department. The struc a Certificate of Occup

I hereby acknowledge ordinances, laws, regi action, which may include but not necessarily

See Santa for Details Rept. # 8059

), by the Director of the Community Development ied until a final inspection has been completed and : (Section 305, Uniform Building Code).

is correct; I agree to comply with any and all codes, understand that failure to comply shall result in legal he building(s).

Applicant Signature Harvey S Huffer Date 06/24/98

Department Approval [Signature] Date 7-1-98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 11425

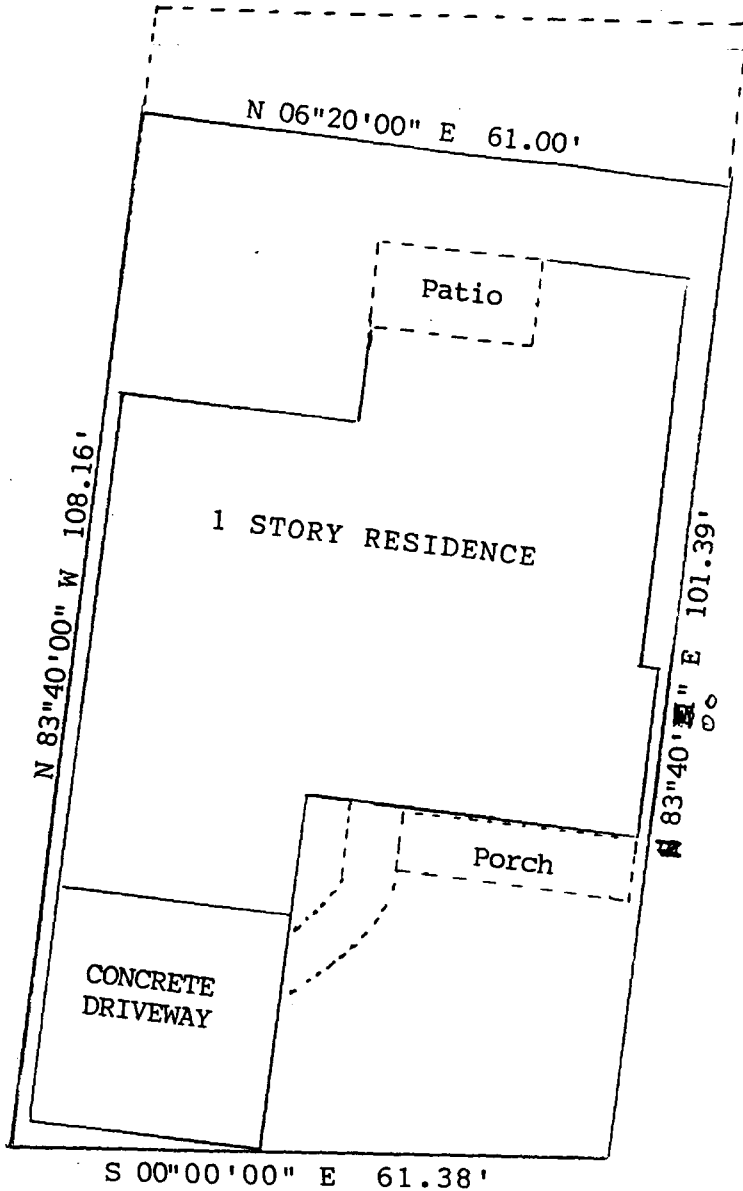
Utility Accounting [Signature] Date 7-1-98

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)

PLOT PLAN
 Harvey S. and Margaret L. Huffer
 2647 El Corona Drive
 Grand Junction, CO 81501

1



S 00°00'00" E 61.38'

2647 EL CORONA DRIVE
 Scale: 1" = 20'



ACCEPTED *KV 7-1-98*
 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.

DRIVEWAY LOCATION OK.
De Adkins
7/1/98

Building Envelope Coordinates & Dimensions		
Front (East)	S 00°00'00" E	61.38 Ft (61'4.56")
South Side	N 83°40'00" W	108.16 Ft (108'1.92")
Rear (West)	N 06°20'00" E	61.00 Ft
North Side	S 83°40'11" E	101.39 Ft (101'4.68")
Structure Dimensions		
Front (East)	58'6"	
South Side	51'6"	
West (Rear)	56'8½"	
North Side	65'8" (Including Porch)	
Lot Depths - 120 Feet		
Structure Setback (Front)	1'5½" each side	
Structure Setback (Rear)	9'3½" min to 29'2" max	
Structure Indent (North Side)	1'9½"	
Driveway Extension (South Side)	Approx. 2'6"	
Separation 2633 to 2647 El Corona Drive	4.40 Ft (4'4.8")	