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SIF \$	/



BLDG PERMIT NO. 65927

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2216 1/2 Meridian TAX SCHEDULE NO. 2945 183 C3 - Tract B

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 108

FILING 1 BLK 1 LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Cornell Investments NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 80900 Caballo Rd. Cañonville Co NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 0 THIS CONSTRUCTION

(1) TELEPHONE _____
(2) APPLICANT Chris Rinduck Const. USE OF EXISTING BLDGS Pump House

(2) ADDRESS 231 W. Fallen Rock Rd DESCRIPTION OF WORK AND INTENDED USE: Pump House

(2) TELEPHONE 295-8987 for irrigation

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperity 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 RSF-4

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
or 45' from center of ROW, whichever is greater

Parking Req'mt _____

Side 3' from PL Rear 10' from PL

Special Conditions _____

Maximum Height 32'

CENSUS 401 TRAFFIC 103 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 _____ Date 10-30-98

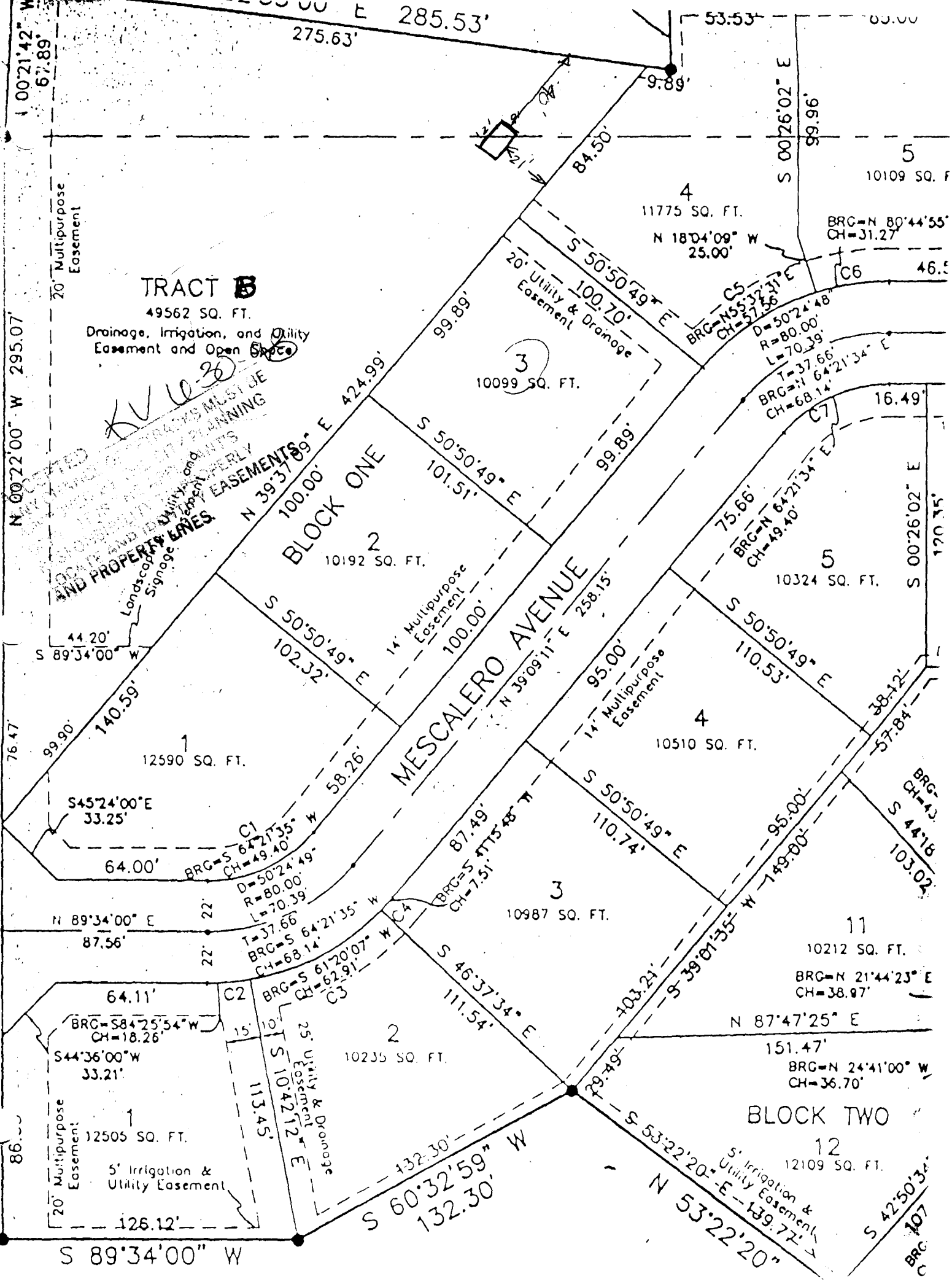
Department Approval X Valdez pms Date 10-30-98

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

Utility Accounting Tracy Shaffer Date 4/30/98

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)



TRACT B

49562 SQ. FT.
Drainage, Irrigation, and Utility
Easement and Open Space

KV 10-30
LANDSCAPE ARCHITECTS MUST USE
EASEMENTS AND PROPERTY LINES
LANDSCAPE ARCHITECTS MUST USE
EASEMENTS AND PROPERTY LINES

BLOCK ONE

MESCALERO AVENUE

BLOCK TWO

20' Multipurpose Easement

Landscaping and Utility Easement
Signage

20' Utility & Drainage Easement

14' Multipurpose Easement

5' Irrigation & Utility Easement

12590 SQ. FT.

10192 SQ. FT.

10510 SQ. FT.

12505 SQ. FT.

10235 SQ. FT.

12109 SQ. FT.

10099 SQ. FT.

10987 SQ. FT.

10324 SQ. FT.

10212 SQ. FT.

11775 SQ. FT.

10109 SQ. FT.

BRG=N 80°44'55"
CH=31.27

S 89°34'00" W
140.59'

N 89°34'00" E
87.56'

S 44°36'00" W
33.21'

S 89°34'00" W

N 39°37'89" E 424.99'

S 50°50'49" E 102.32'

BRG=S 64°21'35" W
CH=49.40'

BRG=S 61°20'07" W
CH=62.91'

S 10°42'12" E 113.45'

285.53'

275.63'

BRG=S 77°51'48" W
CH=7.51'

S 46°37'34" E 111.54'

S 60°32'59" W 132.30'

S 50°50'49" E 100.70'

N 39°09'11" E 258.15'

S 50°50'49" E 110.74'

S 53°22'20" E 139.77'

N 53°22'20"

N 18°04'09" W 25.00'

BRG=N 55°32'31" E
CH=57.36'

D=50°24'48"
R=80.00'
L=70.39'

T=37.66'
BRG=N 64°21'34" E
CH=68.14'

BRG=N 64°21'34" E
CH=68.14'

S 50°50'49" E 110.53'

S 39°01'35" W 149.00'

BRG=N 24°41'00" W
CH=36.70'

S 42°50'34" W

S 00°26'02" E 99.96'

S 50°50'49" E 100.70'

S 50°50'49" E 99.89'

S 50°50'49" E 110.53'

S 50°50'49" E 110.74'

N 87°47'25" E 151.47'

S 53°22'20" E 139.77'

S 42°50'34" W

5
10109 SQ. FT.

5
10324 SQ. FT.

4
10510 SQ. FT.

11
10212 SQ. FT.

12
12109 SQ. FT.

BRG=N 80°44'55"
CH=31.27

BRG=N 64°21'34" E
CH=68.14'

BRG=N 64°21'34" E
CH=68.14'

S 00°26'02" E 170.35'

BRG=N 44°16'
CH=103.02'

BRG=N 21°44'23" E
CH=38.97'

BRG=N 24°41'00" W
CH=36.70'

S 42°50'34" W

BRG=C