

FEE \$	10.-
TCP \$	—
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BLDG PERMIT NO. 666172

X

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2344 PROMONTORY CT. TAX SCHEDULE NO. 2945-083-26-005

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2386 #

FILING 4 BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER ORVILLE D. BROWN NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2460 E. PIAZZA CT.

(1) TELEPHONE 242-3915 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DAVID HOFFMAN USE OF EXISTING BLDGS N/A

(2) ADDRESS Box 1452 GRD. Jct. 81506 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 243-9864 SINGLE FAMILY 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 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 20'

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 David Hoffman Date 7.16.98

Department Approval Ante J. Cattello Date 7-20-98

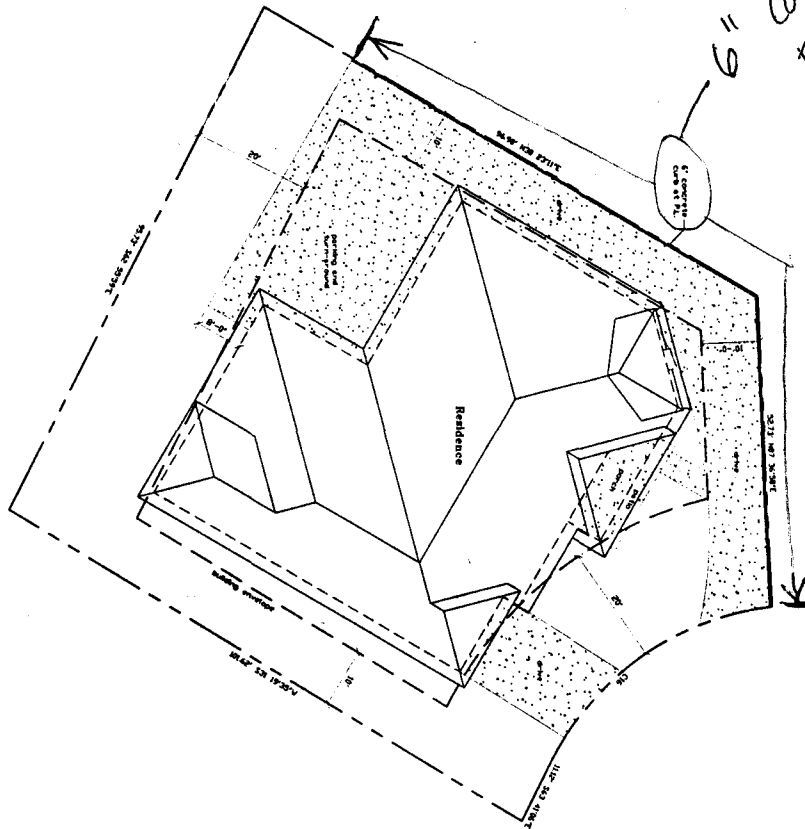
Additional water and/or sewer tap fees) are required: YES  NO \_\_\_\_\_ W/O No. 11461

Utility Accounting J. Adams Date 7-20-98

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  
Scale: 1" = 10'



6" concrete curb  
proposed at the  
entire length  
of driveway

**ACCEPTED** SLC 7-20-98  
 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 O.K.  
 DL Ashlock  
 7/20/98

SHEET 11 OF 11	PROJECT Brown Residence Plot Plan	ENGINEERING DESIGN BY  CRONK CONSTRUCTION INCORPORATED 1129 - 84 - ROAD GRAND JUNCTION, CO 81506 970-242-3977	ORVILLE BROWN P.O. Box 9009 Grand Junction, CO 81501 970-242-3915	BROWN RESIDENCE Plot Plan 2344 Promontory Court Grand Junction, CO 81503	REVISIONS DATE    REMARKS    BY
					DATE DRAWN 06/21/98