

FEE \$	10.00
TCP \$	500.00
SIF \$	

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

BLDG PERMIT NO. 78072



Your Bridge to a Better Community

BLDG ADDRESS 2676 Cambridge Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1820

TAX SCHEDULE NO. 2701-351-40-015 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Cambridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1820

FILING 1 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Castle Rock Const NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS Box 1533 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 464-0188 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Robert Melot Date 11-30-00

Department Approval C. Faye D. Olson Date _____

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES	NO	W/O No. <u>13578</u>
Utility Accounting <u>Goldenrod</u>	Date <u>11-30-00</u>	

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)

HOUSE SITE PLAN

LOT 15 BLOCK 1

CAMBRIDGE SUBDIVISION

2676 CAMBRIDGE STREET

GRAND JUNCTION, MESA COUNTY, COLORADO

S 88°20'35" E

138.00'

20' Landscaping Easement

11/30/00
 ACCEPTED *Chay Wilson*
 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.

LOT 15

N 03°05'00" E

135.02'

30.57'

5' Side Setback
5.00'

49.35'

27.50'

5.50'

11.29'

7.78'

8.88'

31.27'

62.50'

38.00'

5.00'

5' Side Setback

11.00'

3.00'

6.92'

3.00'

1.75'

11.25'

24.45'

Cambridge Street
 (45' R.O.W.)

10' Utility Easement

A=17.55'
R=139.58'

A=30.00'
R=20.00'

A=54.39'
R=45.00'

DRIVE OK
David R. Fine
 ENGINEERING
 11/17/2000

Radius=45.00'



SCALE: 1"=20'

20 10 0 20



Prepared for: Castle Rock Construction
 PO Box 1533
 Palisade, CO 81526

1) Boundary and easement information taken from the recorded plat of Cambridge Subdivision, Plat Book 13, Pages 174 & 175. Other documents may exist that would affect this property.

2) This site plan is not a land survey plat and does not represent a title search by LANDesign.

3) Building setback information provided by the Grand Junction Community Development Department.

HOUSE SITE PLAN
 LOT 15 BLOCK 1
 CAMBRIDGE SUBDIVISION
 2676 CAMBRIDGE STREET
 GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign

ENGINEERS * SURVEYORS * PLANNERS

259 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO.	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Nov, 2000		TLP		1	1