

FEE \$ 10.00

BLDG PERMIT NO. 50647

NO T.C.P.

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 681 Shawano Ct. TAX SCHEDULE NO. 2943-052-00-133
SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1580
FILING 1 BLK 20 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Constructors West Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO Box 2161
(1) TELEPHONE 241-5457 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS Residential
(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE: Residential
(2) TELEPHONE

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater
Side 7 1/2 from PL Rear 25 from PL Parking Req'mt 2
Special Conditions
Maximum Height CENSUS TRACT 11 TRAFFIC ZONE 45

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).

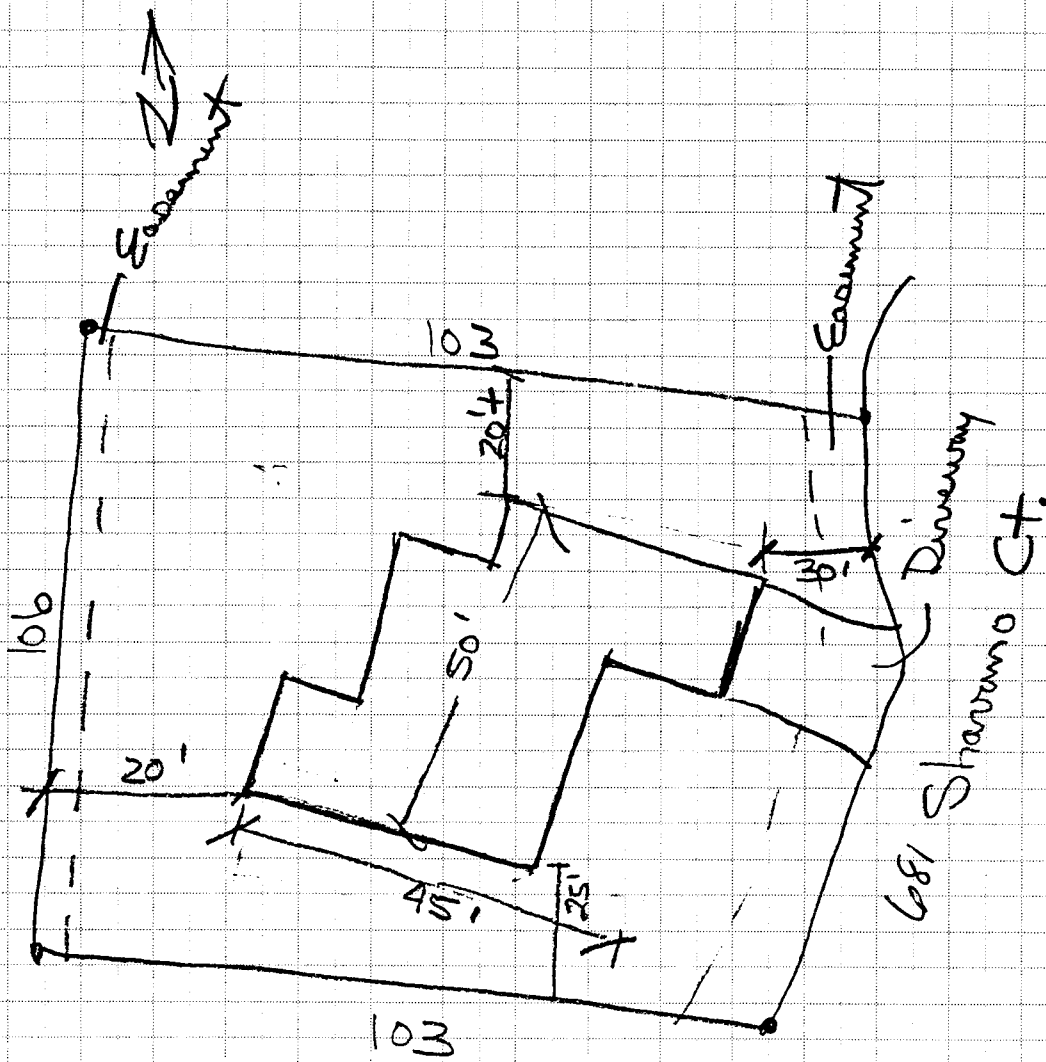
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cathy VanLauren Date 12/5/94
Department Approval Marcia Rabideaux Date 12-5-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. CGVSD - Tap #68
Utility Accounting Millie Fowler Date 12-5-94

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

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



Lot 10, Block 2 - Scotts Run

ACCEPTED MP 12-5-94
 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.