

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53311

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



9001-0880-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 678 Shavano CT TAX SCHEDULE NO. 2943-052-54-003
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1591*
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Paul & Bonnie Crabtree NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3713 G. Road #1 Palisades
 (1) TELEPHONE 464-0394 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT RED HART Const USE OF EXISTING BLDGS S/F Res
 (2) ADDRESS 2320 - E 1/2 Road G.J. DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 244-8925 S/F Residence

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 3.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 7.5' from PL Rear 25' from PL Special Conditions _____
or easements
 Maximum Height _____ CENS.T. 11 T.ZONE 45 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 Daniel B. Gearhart Date 8-31-95
 Department Approval Bonnie Edwards Date 8-31-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8575 S/F

Utility Accounting Millie Fowler Date 8-31-95

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)

Paul & Bonnie Crabtree
 By RED HART Const.
 Daniel R. Gearhart
 244-8975 - 2320-E 1/2 Rd

Home Under Const. 680 Shavano Ct
 Lot #4

6-3 Shavano Court

SCOTT'S Run
 Filing #1
 Block #2
 Lot #3
 Tax #
 2943-052-54-003

Shavano Ct.

05.26

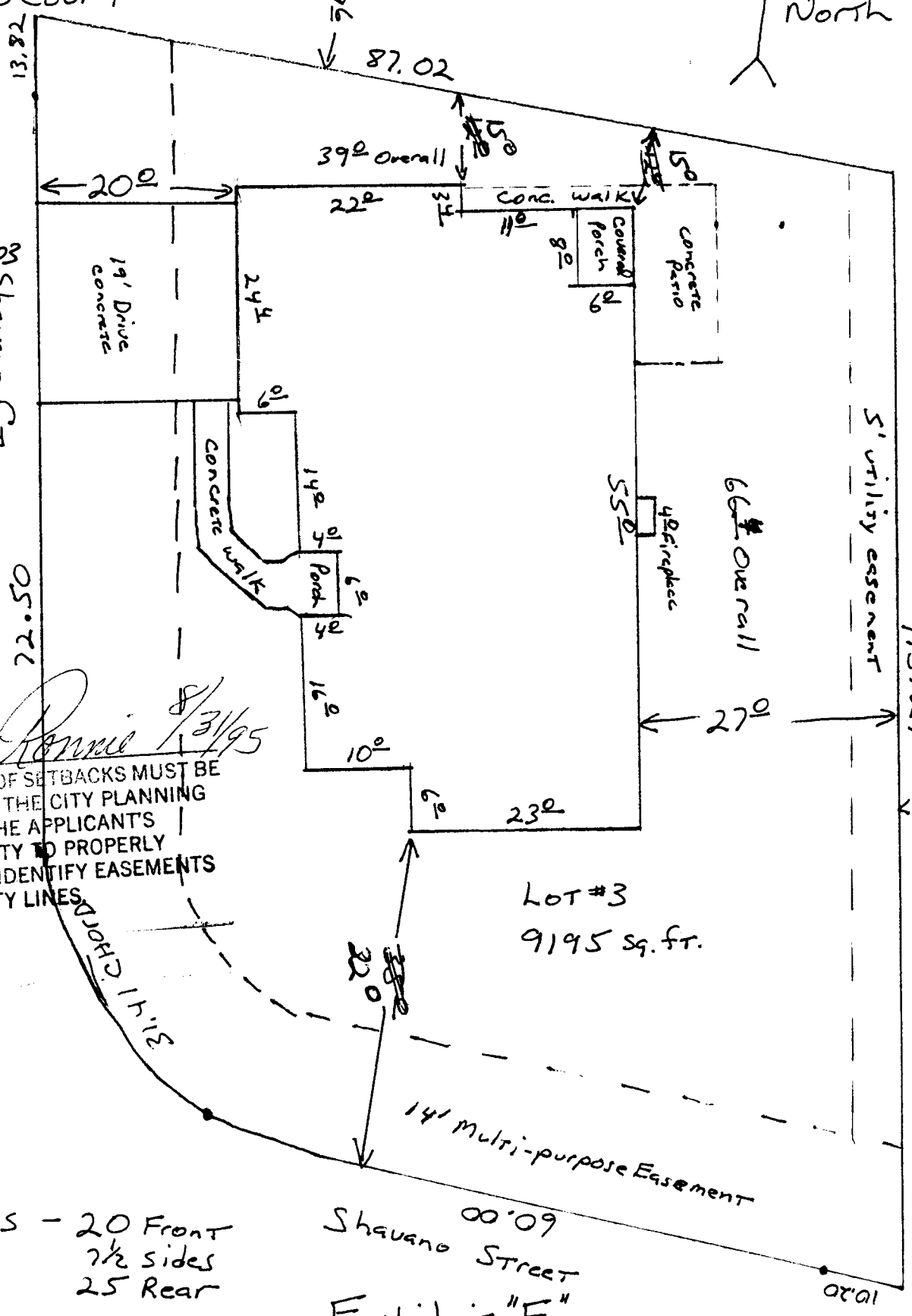
Bonnie 8/3/95

ACCEPTED
 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.

Setbacks - 20 Front
 7 1/2 sides
 25 Rear

Scale - 1" = 15'

Shavano Street
 Exhibit "E"



Existing Home - 2946 Shavano Lot #2

Rear

115.29

1/2'

LOT #3
 9195 sq. ft.

00'09"

14' Multi-purpose Easement

5' utility easement

66' Overall

55' 4' Fireplace

23'

22'

39' Overall

22'

24'

Concrete walk

14 1/2'

5'

16'

10'

6'

23'

22'

22'

22'

22'

22'

22'

22'

22'

22'

22'

22'