

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 51769

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

*TCP*

✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 679 Skaveno CT TAX SCHEDULE NO. 2943-052-00-133

SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800<sup>Φ</sup>

FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER TERRY L. LARSON NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 CONSTRUCTION

(1) ADDRESS 761 JULIP DR NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-9657 USE OF ALL EXISTING BLDGS RES

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: NEW

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ RES

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.3 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt \_\_\_\_\_  
45' from center of ROW, whichever is greater

Side 7.5 from PL Rear 25 from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ CENSUS TRACT 11 TRAFFIC ZONE 45

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Terry L. Larson Date 4-10-95

Department Approval Bonnie Edwards Date 4-10-95

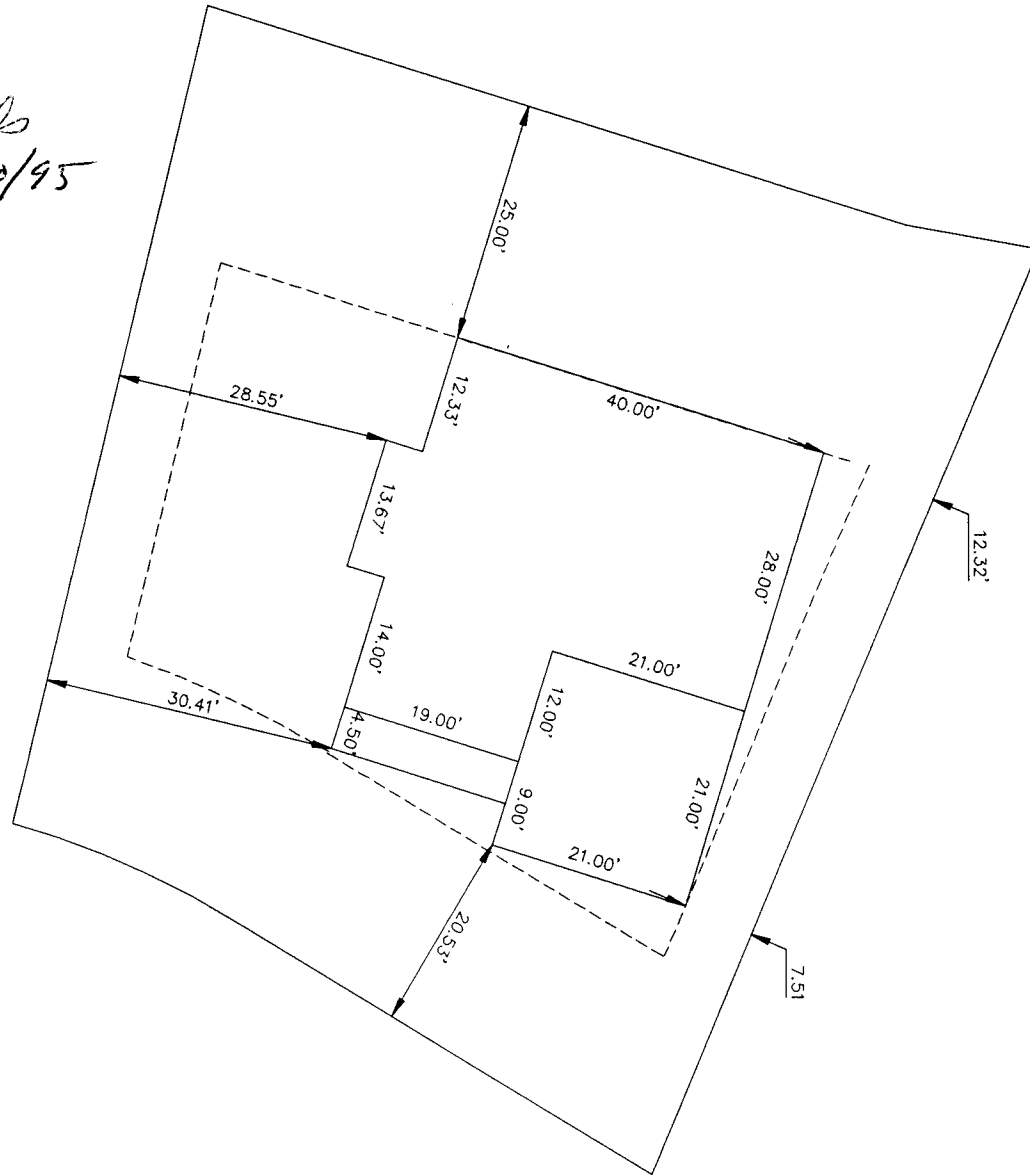
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8235

Utility Accounting Miller Fowler Date 4-10-95

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)

ACCEPTED Ronnie Edwards 4/10/95  
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-11  
Blk-2  
SCOTT'S RUN  
4-4-95

679  
SHAVA ET