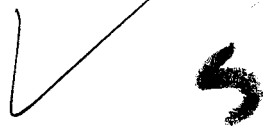


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53060

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 680 Shavano CT TAX SCHEDULE NO. 2943-052-54-004
 SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1651
 FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Daniel R Gearhart NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320 - E 1/2 Road
 (1) TELEPHONE 244-8975 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Daniel R Gearhart USE OF EXISTING BLDGS S/F Residential
 (2) ADDRESS 2320 - E 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: proposed
 (2) TELEPHONE 244-8975 New S/F Home

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 PR3.3 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 _____
 Maximum Height _____ OR Easements
 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 R Gearhart Date 8-7-95
 Department Approval Ronnie Edwards Date 8-7-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8515 - S/F
 Utility Accounting Mellie Fowler Date 8-7-95

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)

North ←

83.55 Common Area Behind ↑

29.58 60' TO HOUSE
LOT #1

Site Plan

680 Shavano Ct.
LOT 24 - B1K 2
SCOTT'S Run - F #1
#2943-052-54-004

LOT #4
Block 2

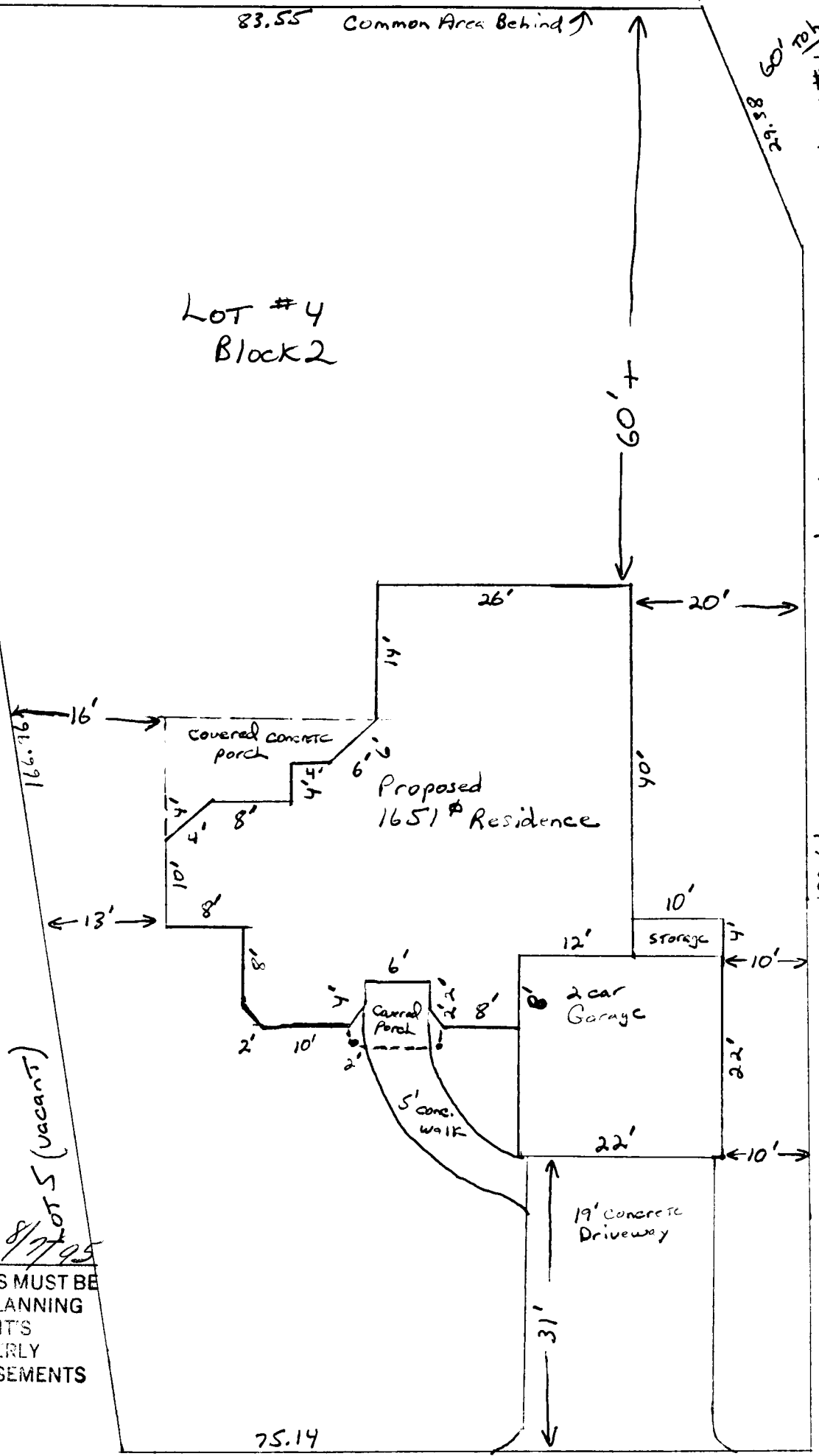
RED HART CONST.
2320 - E 1/2 Rd.
Grand Junction,
CO. 81503
244-8975

Setback mins

20' Front
7 1/2 Sides
25 Rear.

13.659# LOT

Scale 1" = 15'



ACCEPTED *Ronnie 8/7/95*
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.

680 Shavano Ct.