

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 53481

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

9001-0860-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 682 Shevano CT TAX SCHEDULE NO. 2943-052-54-005
SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1832*
FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER STEVEN & PATTY CLIFTON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 607 Grand Valley Dr. G.J.
(1) TELEPHONE 434-1599 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT RED HART Construction USE OF EXISTING BLDGS ---
(2) ADDRESS 2320-E 1/2 Road G.J. DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE 244-8975 S/F Residence w 2 car garage

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 _____ from center of ROW, whichever is greater
Special Conditions _____
Side 7 1/2' from PL Rear 25' from PL
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 R. Yearhart Date 9-13-95
Department Approval Marcia Rabideau Date 9-13-95

- Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 3/F-8603

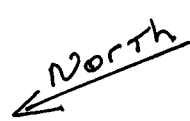
Utility Accounting Millie Fowler Date 9-13-95

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)

Site Plan
682 Shavano Ct

LOTS Block 2
SCOTT'S Run - Filing #1



Scale 1" = 20'

Owners:

Steven & Patty Clifton

#2943-052-54-005

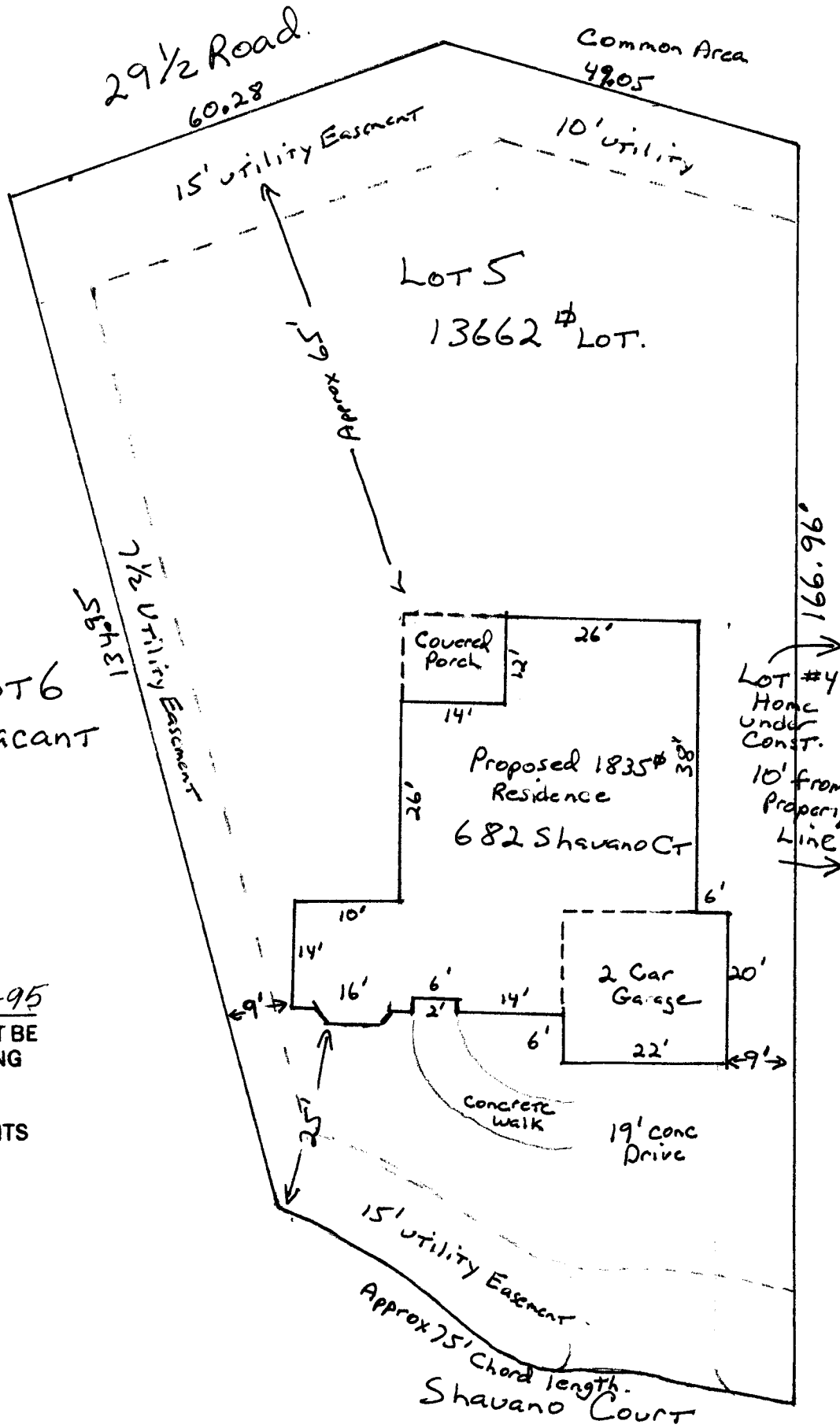
RED HART CONSTRUCTION
2800 E 1/4 ROAD
GRAND JUNCTION, CO 81508
(970) 244-8875

Setback Mins

- 20' Front
- 7 1/2' Sides
- 25' Rear

LOT 6
Vacant

ACCEPTED MR 9-13-95
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 #4
Home
Under
Const.
10' from
Property
Line