

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

BLDG PERMIT NO. 52015

*JCP-O*

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 685 Shavano Court TAX SCHEDULE NO. 2943-052-57-008

SUBDIVISION Scott's Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2555

FILING I BLK 2 ~~XXX~~ LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Gary P. & Annemieke Ambrosier NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 627 Karen Lee Drive

(1) TELEPHONE 245-9313 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Jim West- Builder, Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS 759 Horizon Dr., Unit E DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 242-4310 New single family 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) or  
45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 7.5' from PL Rear 25' from PL 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 *James D. West* Date 4/27/95

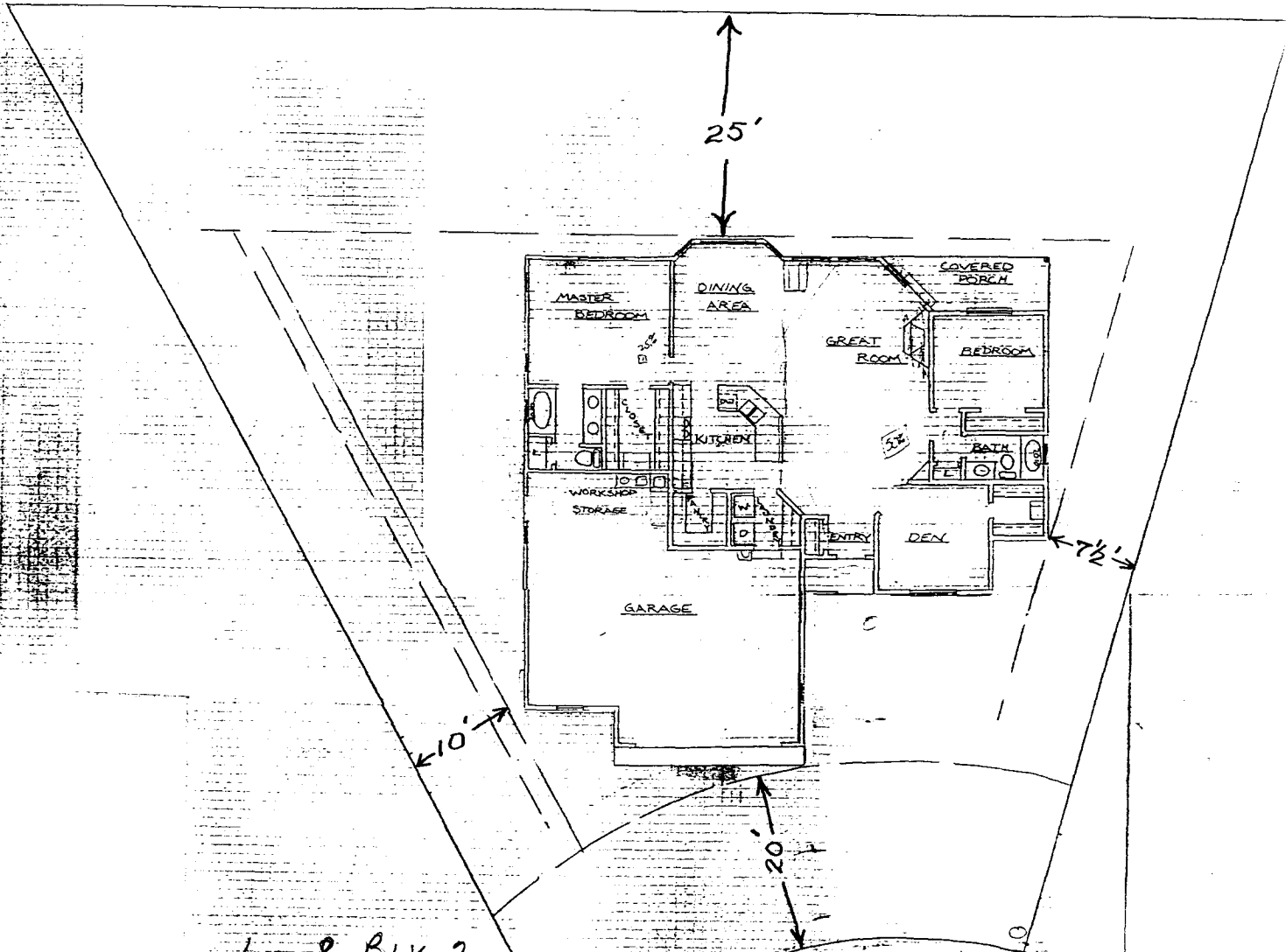
Department Approval *Ronnie Edwards* Date 4-27-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8270

Utility Accounting *Rebecca* Date 4/28/95

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)



LOT 8, BLK. 2  
 685 SHAVANO CT.  
 SCOTT'S RUN SUB.

ACCEPTED *Pamie Edwards* 4/28/95

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.