

FEE \$ 10.00

BLDG PERMIT NO. 51019

No TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 686 Shavano Ct. TAX SCHEDULE NO. 2943-052-00-133
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1610[#]
 FILING 1 BLK 2 LOT 7 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 Rd. G.J. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 244-8925 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ One 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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____
 from center of ROW, whichever is greater
30' from 29 1/2 Rd Parking Req'mt 2 spaces
 Side 7.5 from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
~17' proposed 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).

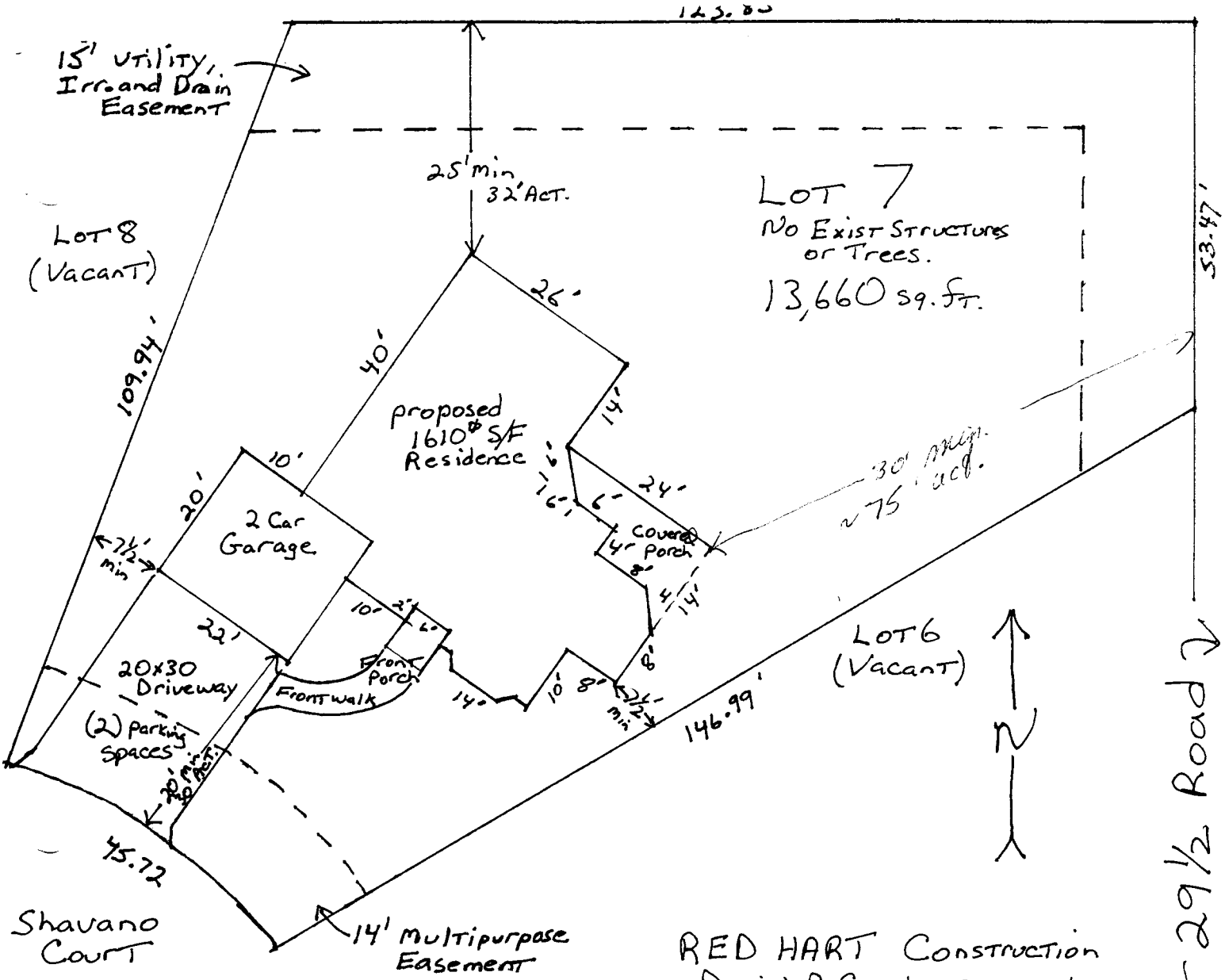
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel R. Gearhart Date 1-27-95
 Department Approval Kathy Patton Date 1-27-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8087
 Utility Accounting Chick Anderson Date 1-27-95

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)



RED HART Construction
 Daniel R. Gearhart owner/contractor
 2320-E 1/2 Road
 Grand Junction, CO. 81503
 244-8975

Address
 686 Shavano Court

SCOTT'S Run Filing #1
 LOT 7 - Block 2

ACCEPTED AP 1/27/95
 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.

Zoning 3.2

Set backs
 Front 20'
 Side 7 1/2'
 Rear 25'
 29 1/2 Rd. ~~20'~~
 30'

Scale - 1" = 20'