

FEE \$ 10.00
TCP \$ 0-

BLDG PERMIT NO. 52414

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

✓ 5

9001-0900-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2948 SHAVANO DR TAX SCHEDULE NO. 2943 052 00133
SUBDIVISION SCOTT'S RUN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0-
(1) OWNER LYLE GAURMER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2906 F ROAD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 245-8988 USE OF EXISTING BLDGS N/A
(2) APPLICANT LYLE GAURMER DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 2906 F ROAD construction of new residence
(2) TELEPHONE 245-8988

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 31 ^{28 1/2 Rd} Shavano Parking Req'mt _____
or _____ from property line (PL) or _____ from center of ROW, whichever is greater
Side 7 1/2 from PL Rear 25 from PL Special Conditions _____
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 [Signature] Date 6-12-95
Department Approval [Signature] Date 6-12-95

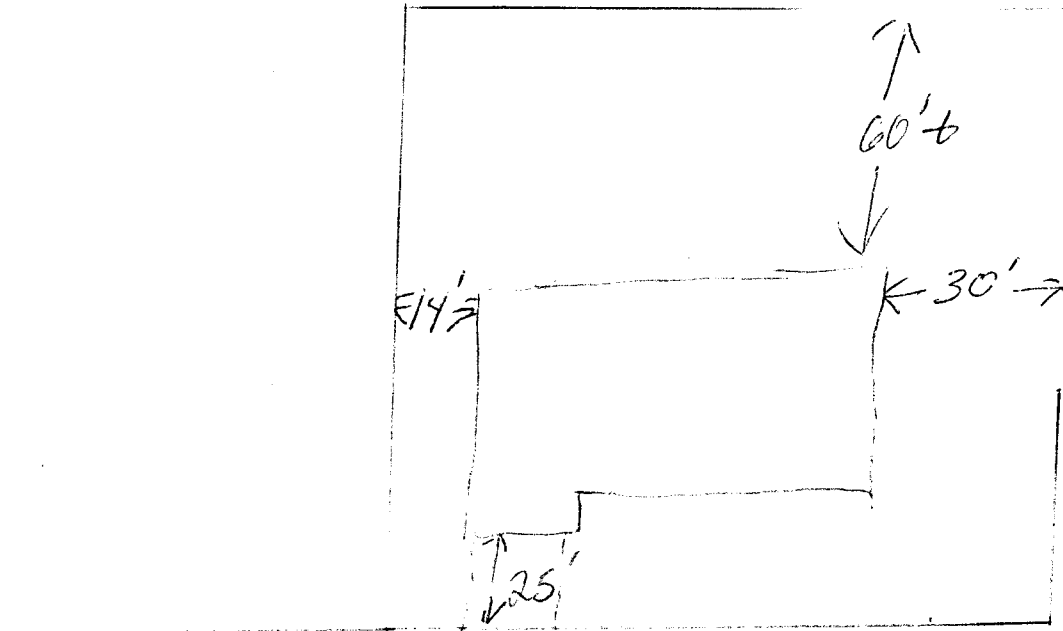
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8380 - S/F
Utility Accounting [Signature] Date 6-12-95

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)

ACCEPTED MR 6-12-95
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.

29 1/2 Rd



SHIVANO DRIVE