

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 54519

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

9001-0790-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2942 Shavano St. TAX SCHEDULE NO. 2943-052-54-012
SUBDIVISION Scott's Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1821
FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Daniel R. Gearhart - dba. RED HART CONST NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2320 - E 1/2 Road. G.J.
(1) TELEPHONE 244-8975 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT RED HART CONST USE OF EXISTING BLDGS 0
(2) ADDRESS 2320 - E 1/2 Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE 244-8975 Single Family Residence w/ attached 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 7.5' 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. Gearhart Date Dec 14, 1995

Department Approval Marcia Babideaux Date 12-14-95

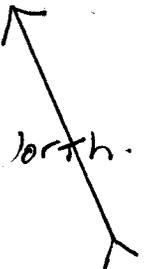
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8824 - S/F

Utility Accounting Melvin Fowler Date 12-14-95

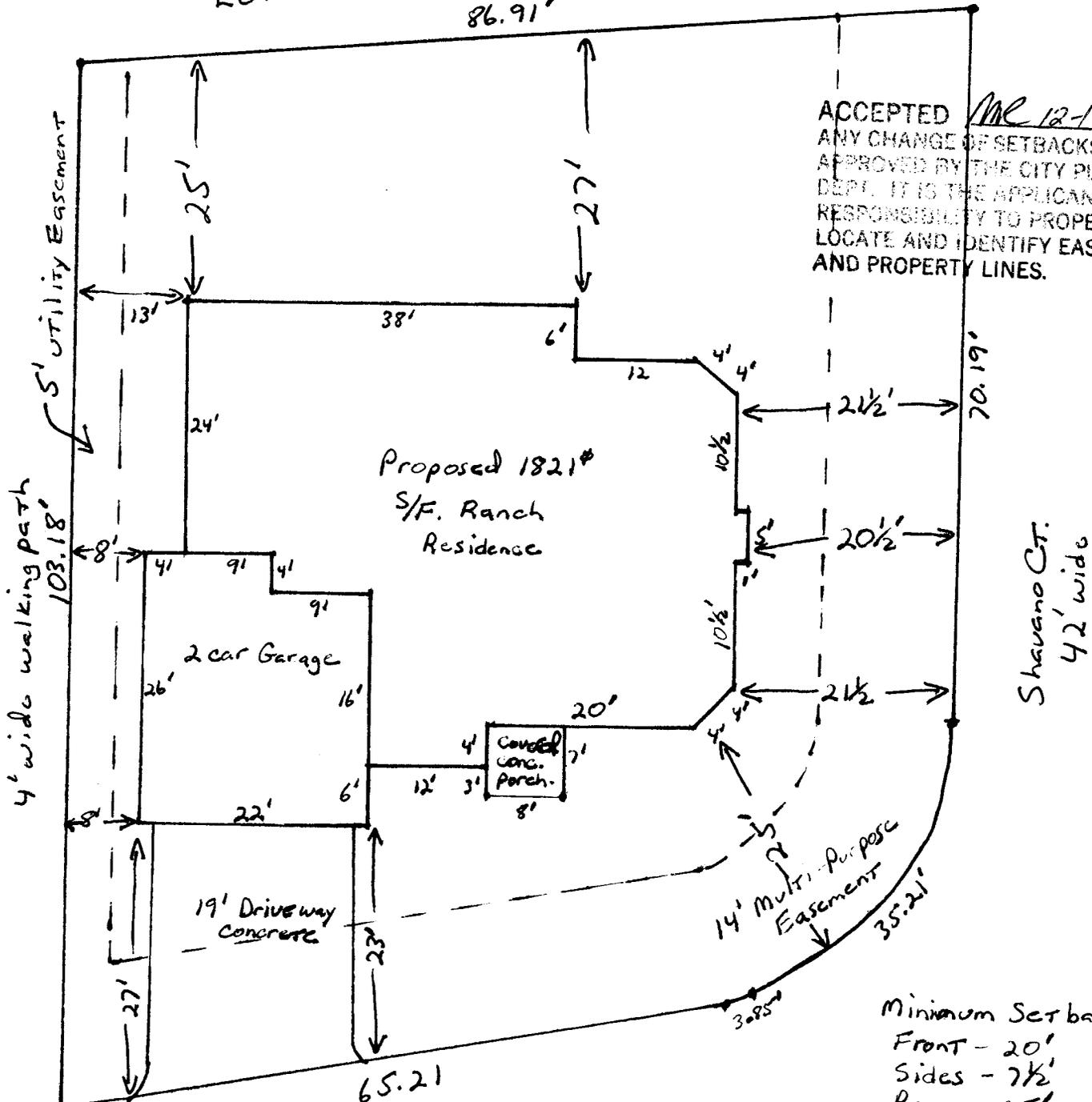
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site Plan for 2942 Shavano Street.
 Scott's Run. F-1 BIK-2 - Lot 12
 #2943-052-54-012



LOT #11 - 679 Shavano Ct - Existing Home ~ 25' from Property Line
 86.91'



ACCEPTED MR 12-14-95
 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.

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

Scale 1" = 15'

Shavano St.
 44' wide

Daniel R. Gearhart
 RED HART CONSTRUCTION
 2220 E 1/2 ROAD
 JUNCTION, CO 80534
 (303) 244-8878