

FEE \$ 10.00
TCP \$ N/A

BLDG PERMIT NO. 54140

PLANNING CLEARANCE

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

PC

9001-0780-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2943 Shavano ST. TAX SCHEDULE NO. 2943-052-56-004
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1928
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER RED HART CONST NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Road - G.J. CO.
 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-244-8975
Daniel R. Gearhart
 (2) APPLICANT RED HART CONST USE OF EXISTING BLDGS _____
 (2) ADDRESS 2320-E 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 970-244-8975 S/F Residence w 2 car attached 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
 Side 7.5 from PL Rear 25 from PL Special Conditions 203 sq'
 Maximum Height _____
 CENS.T. 11 T.ZONE 45 ANN# 765

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 Nov 13, 1995

Department Approval [Signature] Date 11/13/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8739-S/F

Utility Accounting Millie Fowler Date 11-13-95

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)

2943 - Shavano Street
2943-052-56-004

North

Filing 1 -
Block 1
Scott's Run
Lot 4

14'
Multi Purpose
Easement

20' Concrete
Drive

Concrete Utility

Covered
Porch

2 car
garage

Proposed 1928[±]
S/F Ranch Home

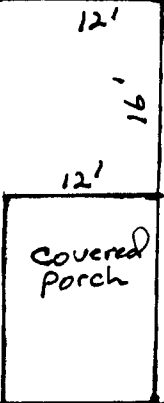
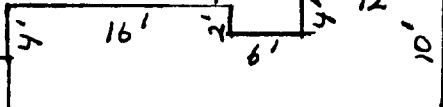
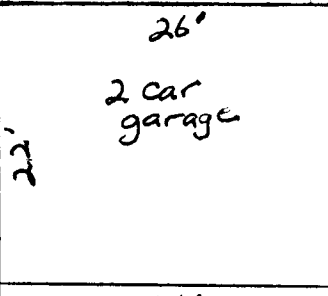
Covered
Porch

2945 Shavano St
Existing Home

Future Filing - Vacant

12'±

36'



124.75
12'

14'

26'

60'

72'

16'

12'

32'

111.07

9.90 Easement + POS

LOT 3

11890[±] Lot
Set back min's
Front 20'
Back 25'
Side 7 1/2'

RED HART CONSTRUCTION
2320 E 1/2 ROAD
GRAND JUNCTION, CO 81508
(303) 244-8975

37.62

5' Utility Easement 46.52

Storm
Detention
Area

ACCEPTED KKA 11/13/95
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. = 15'

Future Filing