

FEE \$ 1000

BLDG PERMIT NO. 51358

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2945 Shavano St TAX SCHEDULE NO. 2943-052-00-132  
 SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1945  
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Clearview Gt. Ventures NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO Box 2161  
 (1) TELEPHONE 241-5457 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Constructors West USE OF EXISTING BLDGS —  
 (2) ADDRESS PO Box 2161 DESCRIPTION OF WORK AND INTENDED USE: —  
 (2) TELEPHONE 241-5457 New home. -

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-3.2 Maximum coverage of lot by structures —  
 SETBACKS: Front 20' from property line (PL) or — 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).

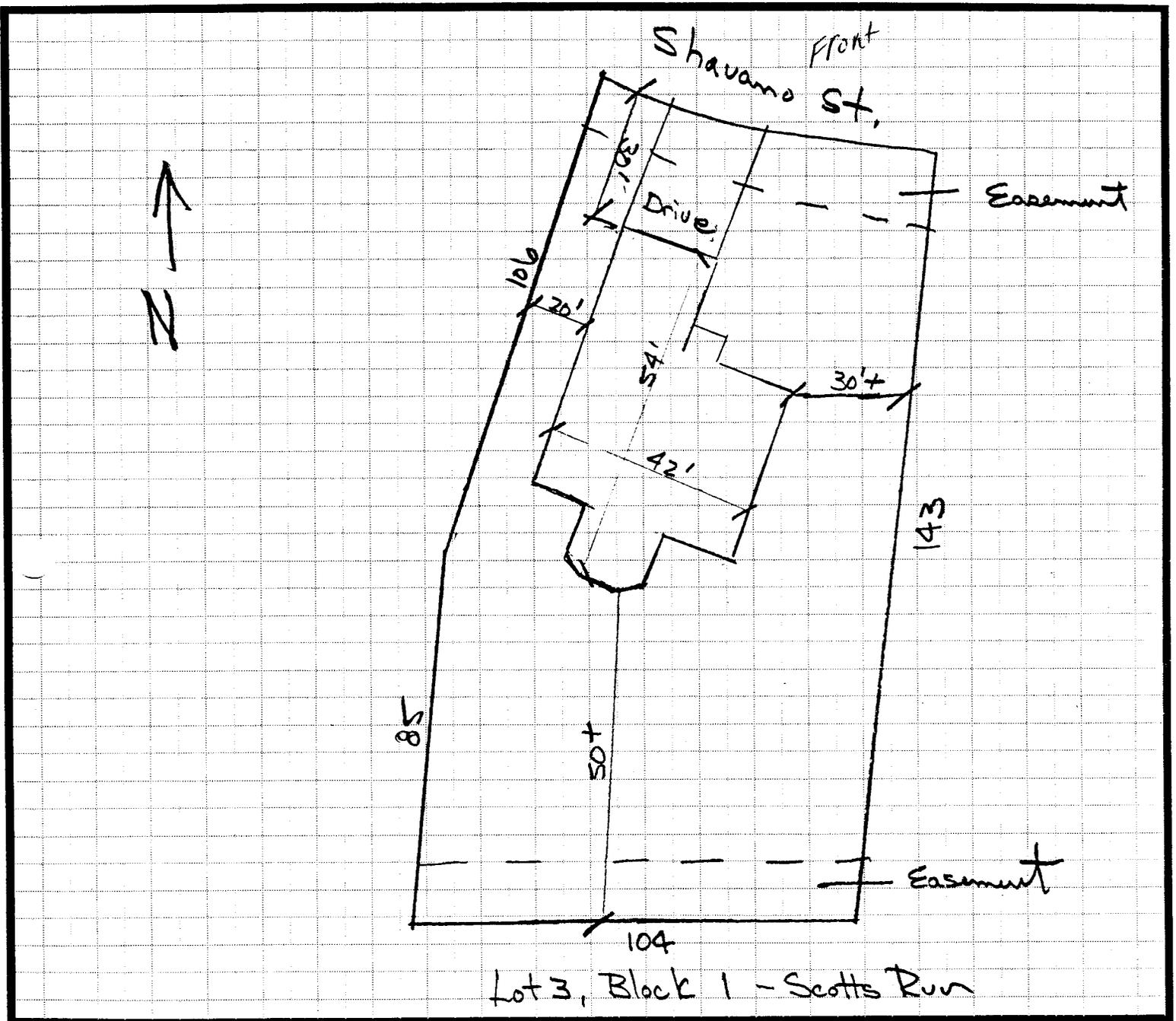
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Cathleen Lawrence Date 3/3/95  
 Department Approval Ronnie Edwards Date 3/3/95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. CGVSD-Tap#108  
 Utility Accounting Mellie Fowler Date 3-3-95

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)



ACCEPTED *Ponnie Edwards* 3/3/95  
 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.