

FEE \$ 10.00

BLDG PERMIT NO. 51001

No TCP

PLANNING CLEARANCE

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

57-002

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2946 S HAVANO ST. TAX SCHEDULE NO. 2943-052 (00433)

SUBDIVISION SCOTT'S RUN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1526

FILING # 1 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Mark Calow NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1879 Deer Park Cir so.

(1) TELEPHONE 256-0890 81503 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Mark Calow USE OF EXISTING BLDGS —

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE SAME NEW HOME CONST.

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 45' from center of ROW, whichever is greater Parking Req'mt —

Side 7.5' from PL Rear 25' from PL Special Conditions —

Maximum Height 32'

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 [Signature] Date 1-30-95

Department Approval Bonnie Edwards Date 1-30-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8089

Utility Accounting [Signature] Date 1-30-95

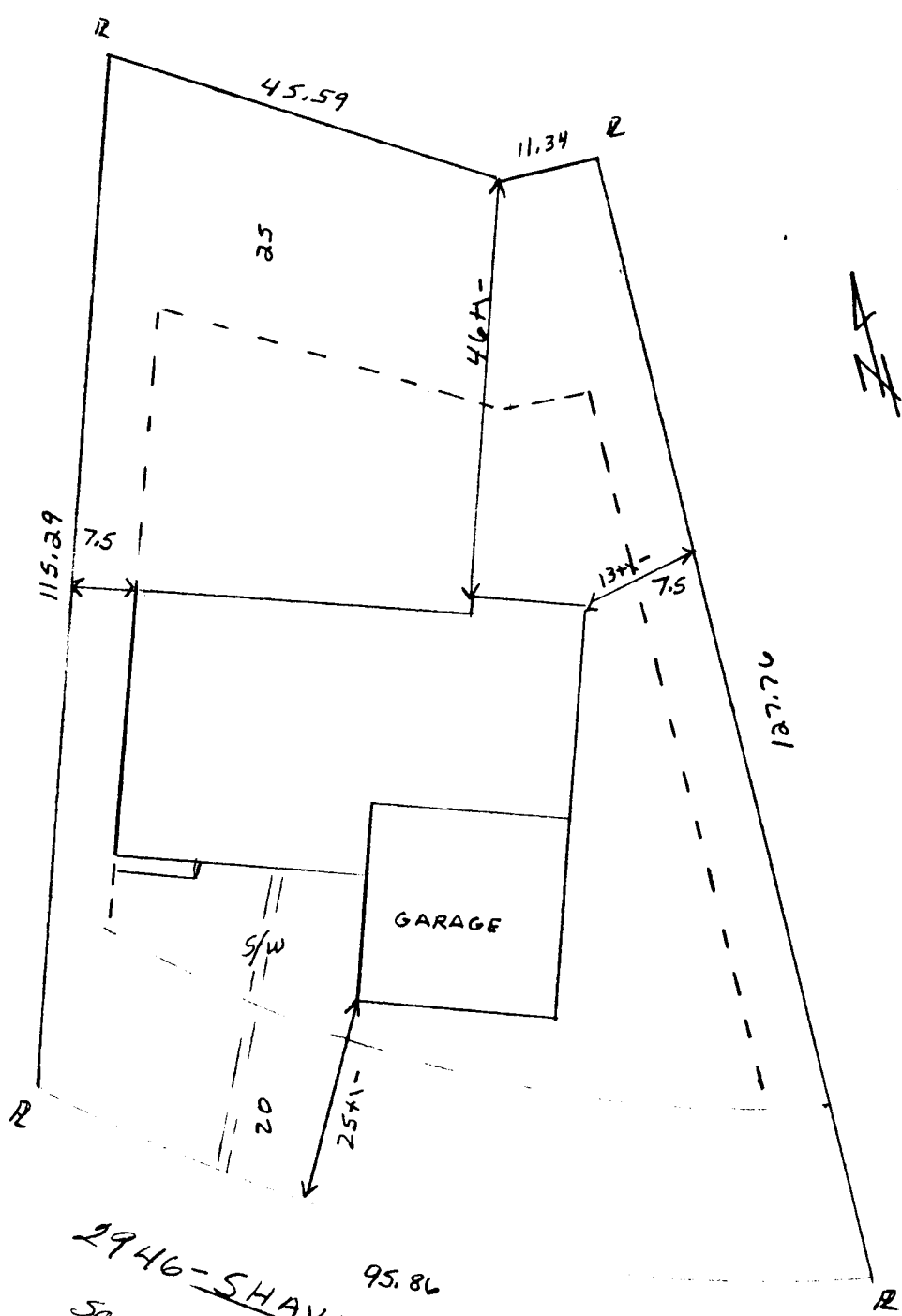
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

ACCEPTED
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.

Donna Edwards 1/30/95

LOT SQ. FT.
8480



2946-SHAVANO ST.
SCOTT'S RUN
LOT 2 BLK 2
SCOTT'S RUN FILLING #1

CAL-95-01

SCALE 1" = 20'