

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56078

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

9001-0990

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 679 Crestone Ct. TAX SCHEDULE NO. 2943-052-00-150
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1545
 FILING 2 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER RED HART Construction NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Rd. G.J. 81503
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 244-8925
 (2) APPLICANT RED HART CONST USE OF EXISTING BLDGS S/F Residential 0
 (2) ADDRESS 2320-E 1/2 Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 244-8925 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 2
 or _____ from center of ROW, whichever is greater
 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 Daniel R. Deibert Date 5-7-96

Department Approval Marcia Babideaux Date 5-8-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9190 S/F

Utility Accounting Mellie Fowler Date 5-8-96

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

679 Crestone Ct.

Franklin Residence

SCOTT'S Run Filing #2 Block #2 - Lot #9

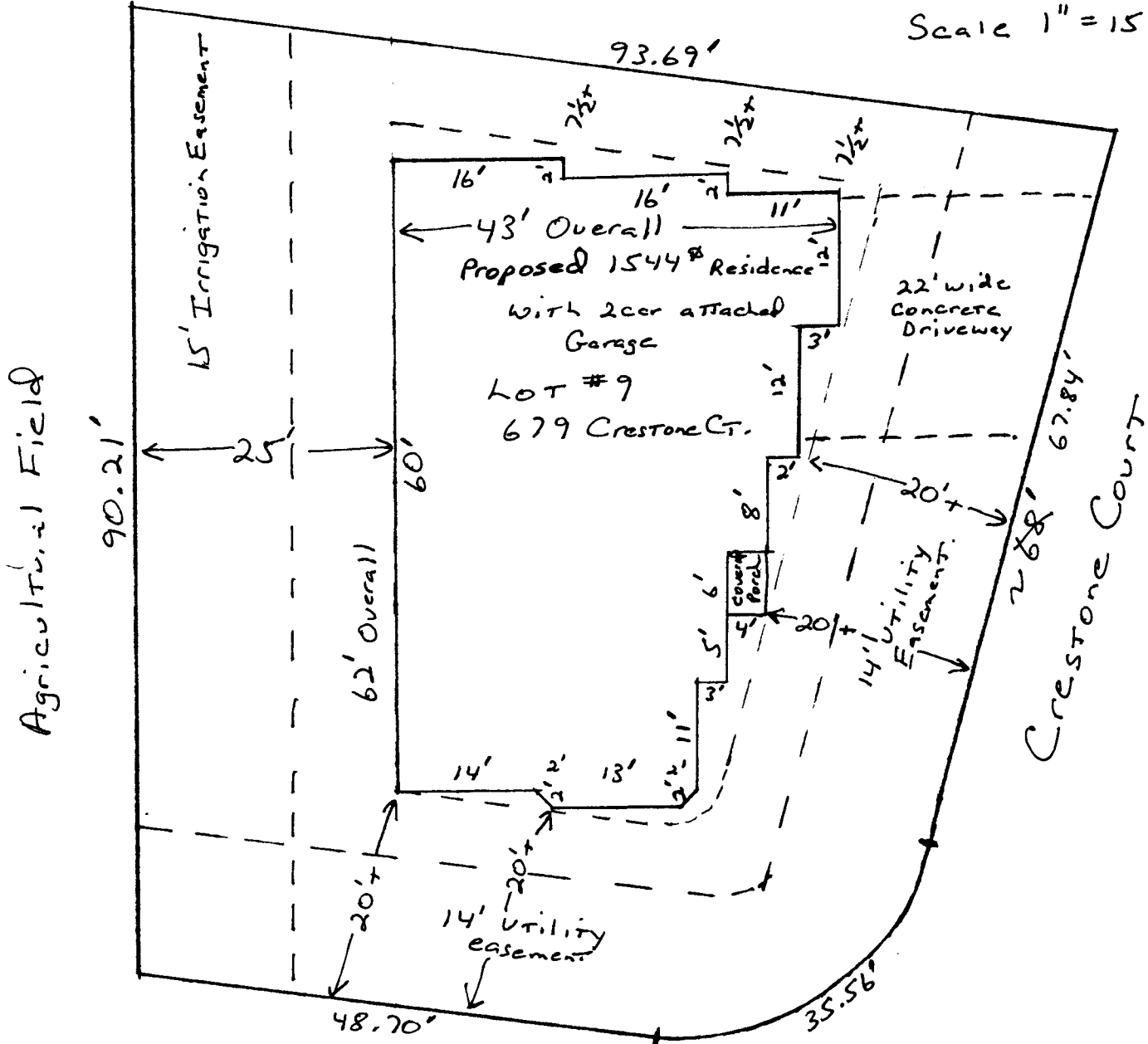
Tax # 2943-052-00-150

LOT #8 (Vacant)

RED HART CONSTRUCTION
2320 E 1/2 ROAD
GRAND JUNCTION, CO 81508
(303) 244-9975

North ↑

Scale 1" = 15'



Shavano St.

Setbacks - Corner Lot

ACCEPTED MR 5-8-94 (2)
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.

Fronts 20' min
Rear 25' min
Side 7 1/2' min

DRIVEWAY LOCATION

OK
J. Miller
5-7-96