

FEE \$ 10.00
 TCP \$ —

BLDG PERMIT NO. 55890

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



680 ~~678~~ THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 680 Crestone Ct TAX SCHEDULE NO. 2943-051-57-003
 SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 2 BLK 2 LOT 23 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jenny Chase NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2045 Elm
 (1) TELEPHONE 242-4301 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chuck Eddy USE OF EXISTING BLDGS 0
 (2) ADDRESS 3131 D Pl. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-9322 New Single Family House

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't _____
 or _____ from center of ROW, whichever is greater
 Side 7.5' from PL Rear 25' (or easements) from PL Special Conditions _____
 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).

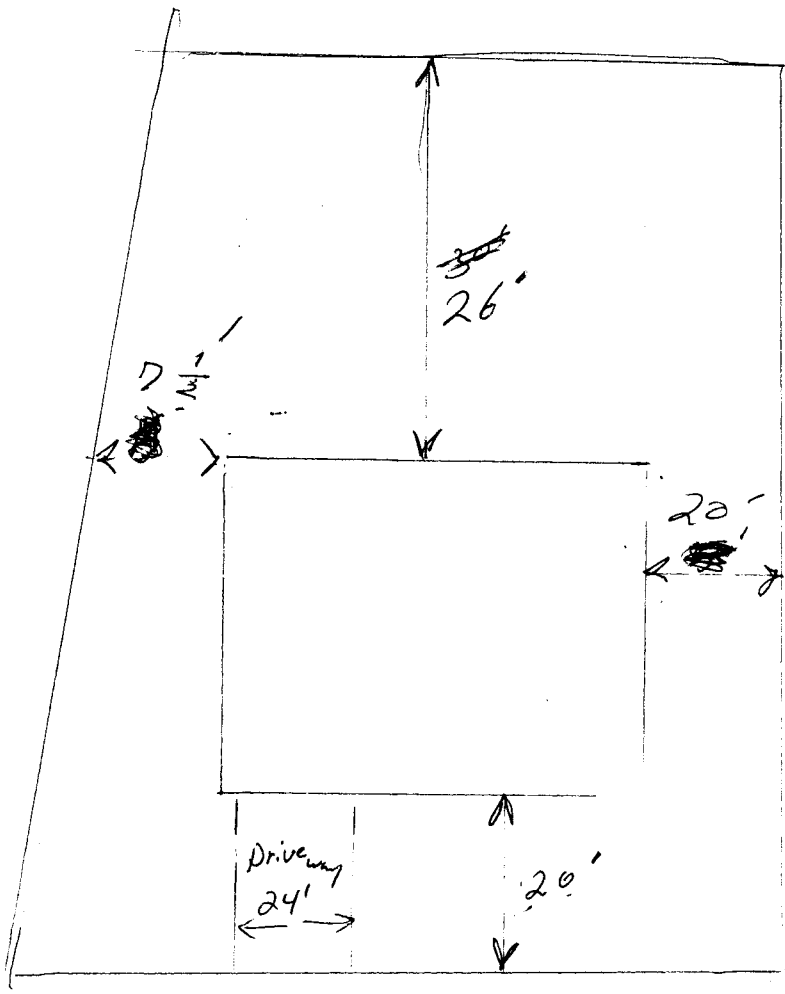
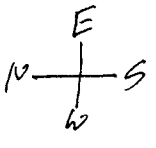
Applicant Signature Chuck Eddy Date 4-22-96
 Department Approval Ronnie Edwards Date 4-29-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9163-S/F
 Utility Accounting Millie Fowler Date 4-29-96

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)

ACCEPTED *Bonnie* 4/29/96
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.



Shawano St.

680 ~~780~~ Chest stone CT
~~670~~

DRIVEWAY
LOCATION OK
J. Ciola
4-22-96

Corner lot