

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55842
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 681 CRESTONE CT TAX SCHEDULE NO. 2953-052-00-150  
 SUBDIVISION SCOTT'S RUN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1660 sq.ft.  
 FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER PAUL R FULLMER II NO. OF DWELLING UNITS  
RO-PA CONST BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3184 F<sup>1</sup>/<sub>2</sub> Rd NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 434-0135 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT PAUL R FULLMER II USE OF EXISTING BLDGS ~~BLDG~~ NONE  
RO-PA CONST (2) ADDRESS 3184 F<sup>1</sup>/<sub>2</sub> Rd DESCRIPTION OF WORK AND INTENDED USE: HOME  
 (2) TELEPHONE 434-0135 \_\_\_\_\_ SFH

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 Special Conditions \_\_\_\_\_  
 Side ~~0'~~ from PL Rear 25' from PL \_\_\_\_\_  
 Maximum Height 7.5' 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 Paul Fullmer II Date 4/10/96  
 Department Approval Ronnie Edwards Date 4/12/96

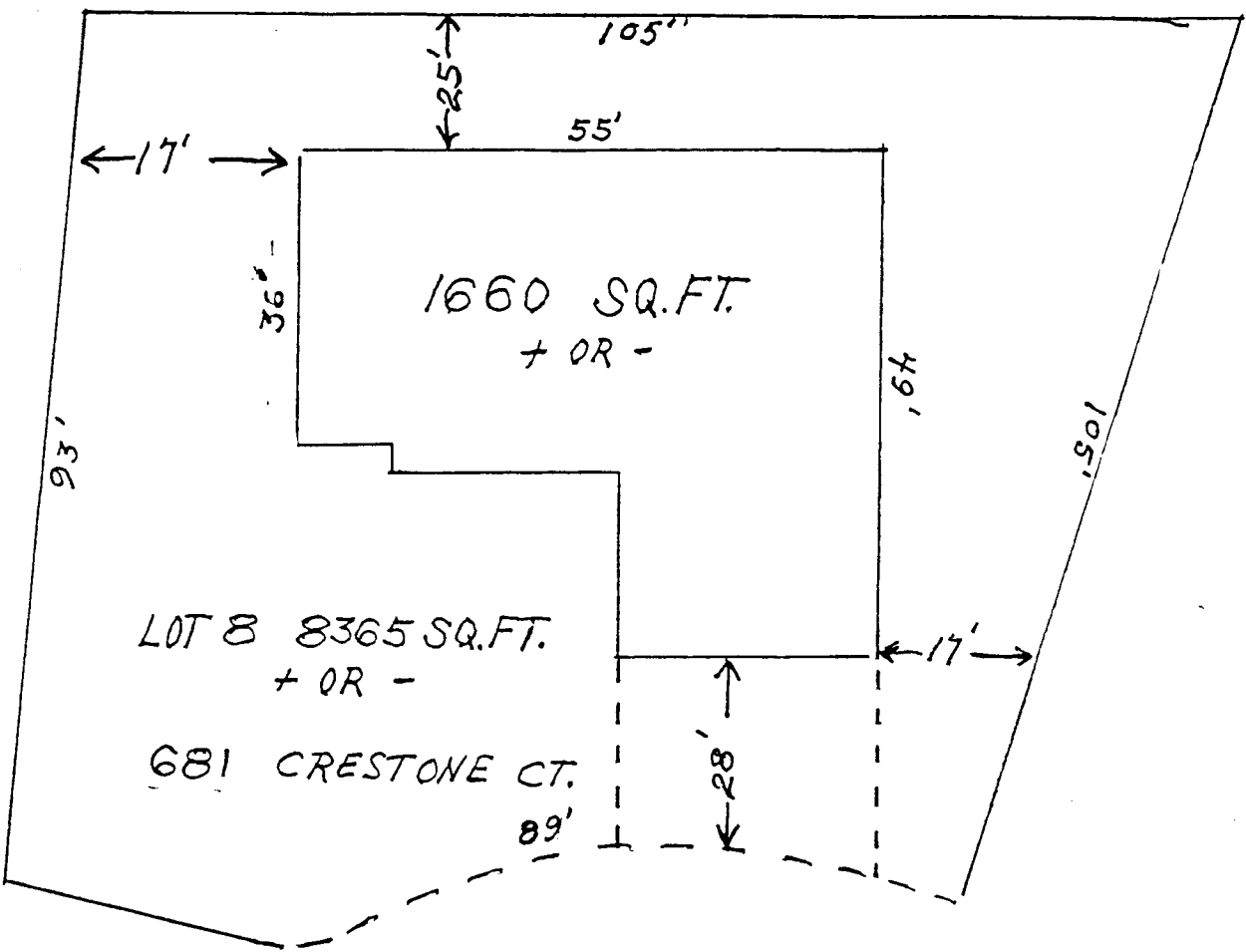
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9129

Utility Accounting Attendant's Date 4-17-96

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)

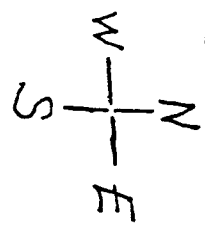
ACCEPTED *Ronnie* 4/17/96  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY LOCATION

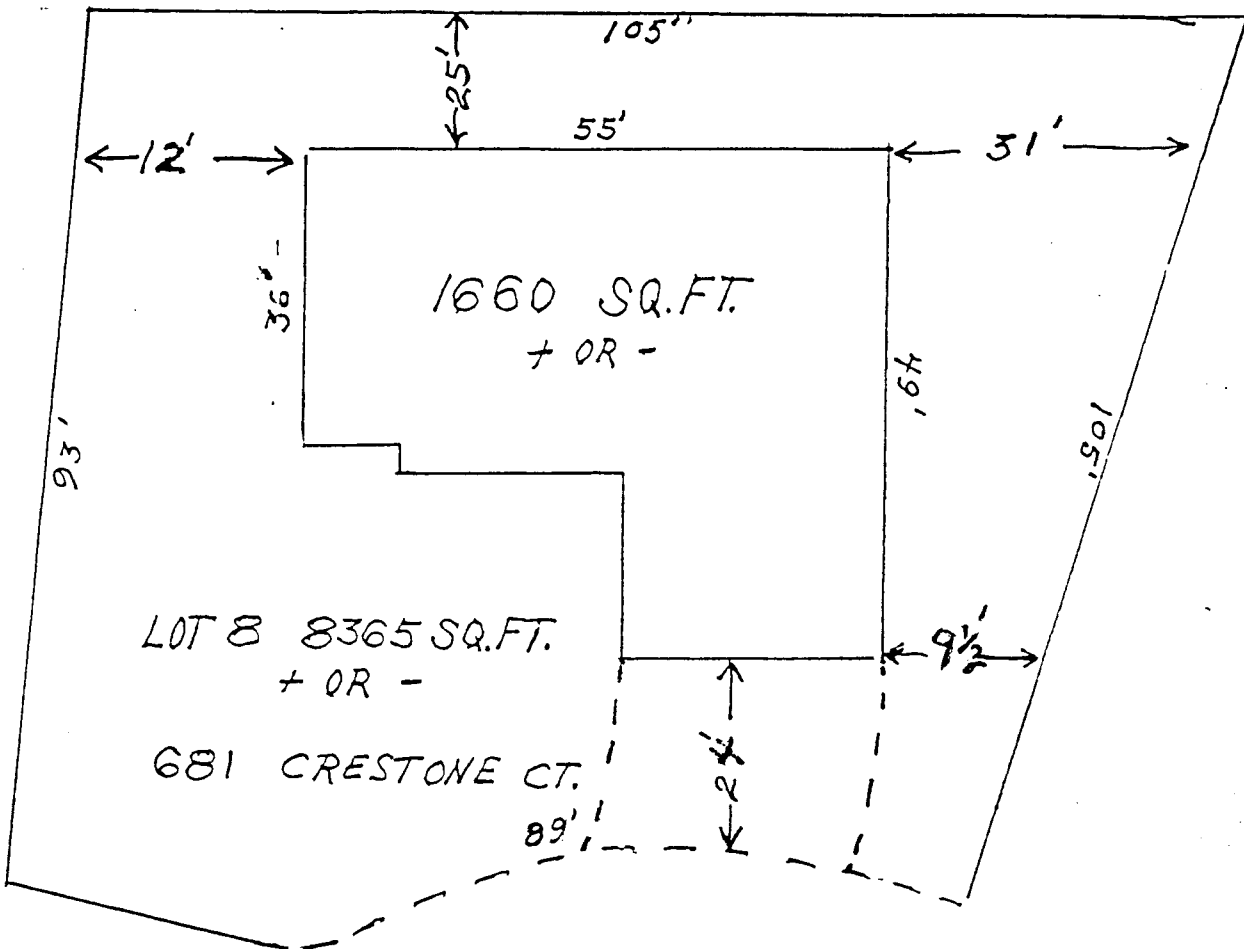
OR  
*J. Klida* 4-16-96  
 RO-PA CONST  
 3/20/96  
 PRF II #10196

FILING # 2  
 SCOTT'S RUN  
 LOT 8 BLOCK 2

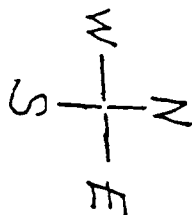


ACCEPTED MR. 4-17-96  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Replaces  
previous  
Site plan*

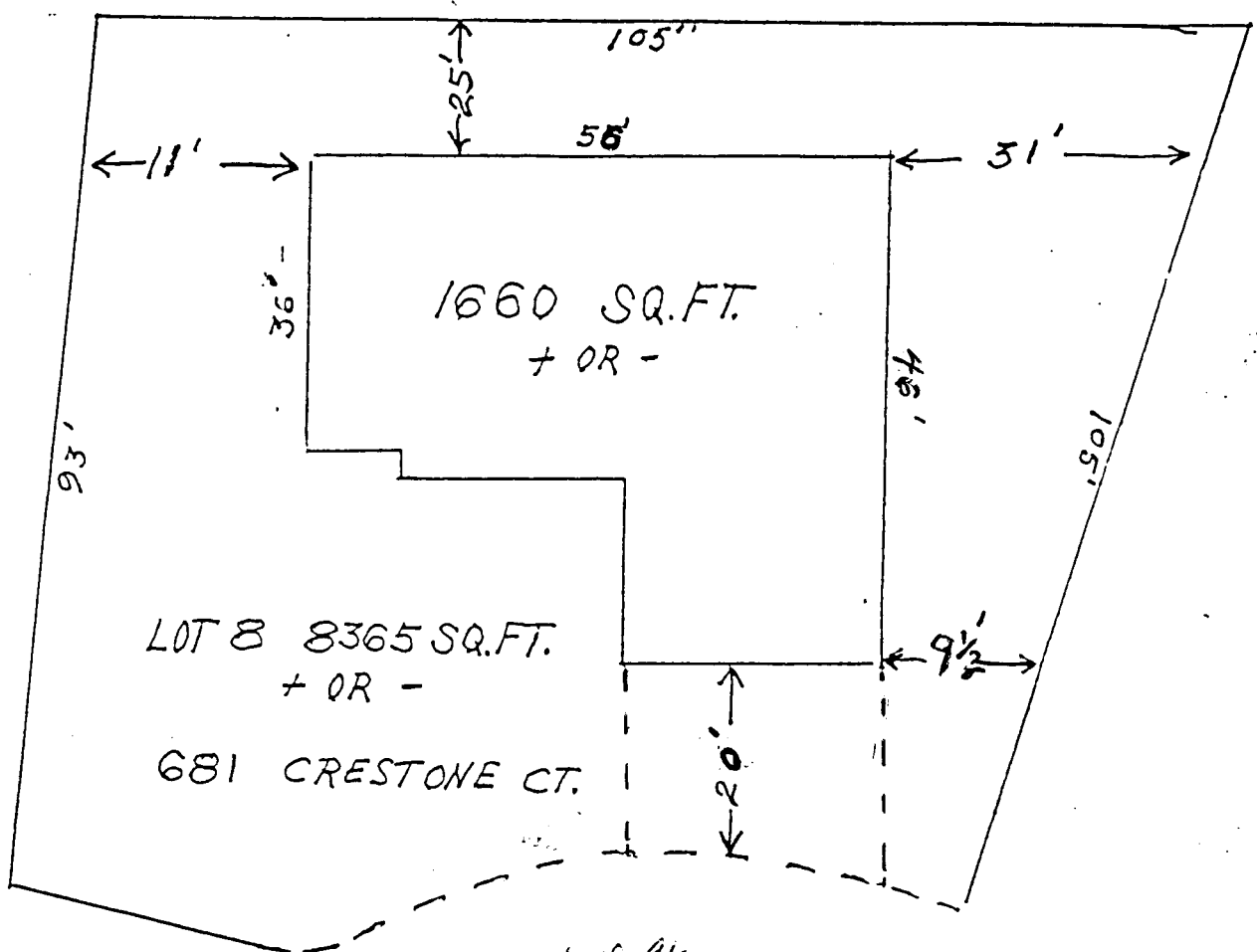


FILING # 2  
SCOTT'S RUN  
LOT 8 BLOCK 2



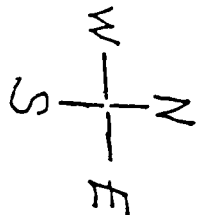
RO-PA CONST  
3/20/96  
PRF II #10196

Replaces previously approved  
site plans<sup>(2)</sup> of 4-17-96.



ACCEPTED MC 4-18-96  
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RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES. ✕

FILING # 2  
SCOTT'S RUN  
LOT 8 BLOCK 2



RO-PA CONST  
3/20/96  
PRF II #10196