

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

BLDG PERMIT NO. 58208

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

Leonard

BLDG ADDRESS 682 CRESTONE COURT TAX SCHEDULE NO. 2943-052-66-003  
SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1746  
FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER WEXFORD HOMES, Inc. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 960 BELFORD AVE #H  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 242-5544 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT (SAME) USE OF EXISTING BLDGS N/A  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ NEW HOME CONSTRUCTION

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 FR 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  
Special Conditions \_\_\_\_\_  
Side 7.5' from PL Rear 25' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 11 T.ZONE 45 ANNX# \_\_\_\_\_

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 10-30-96

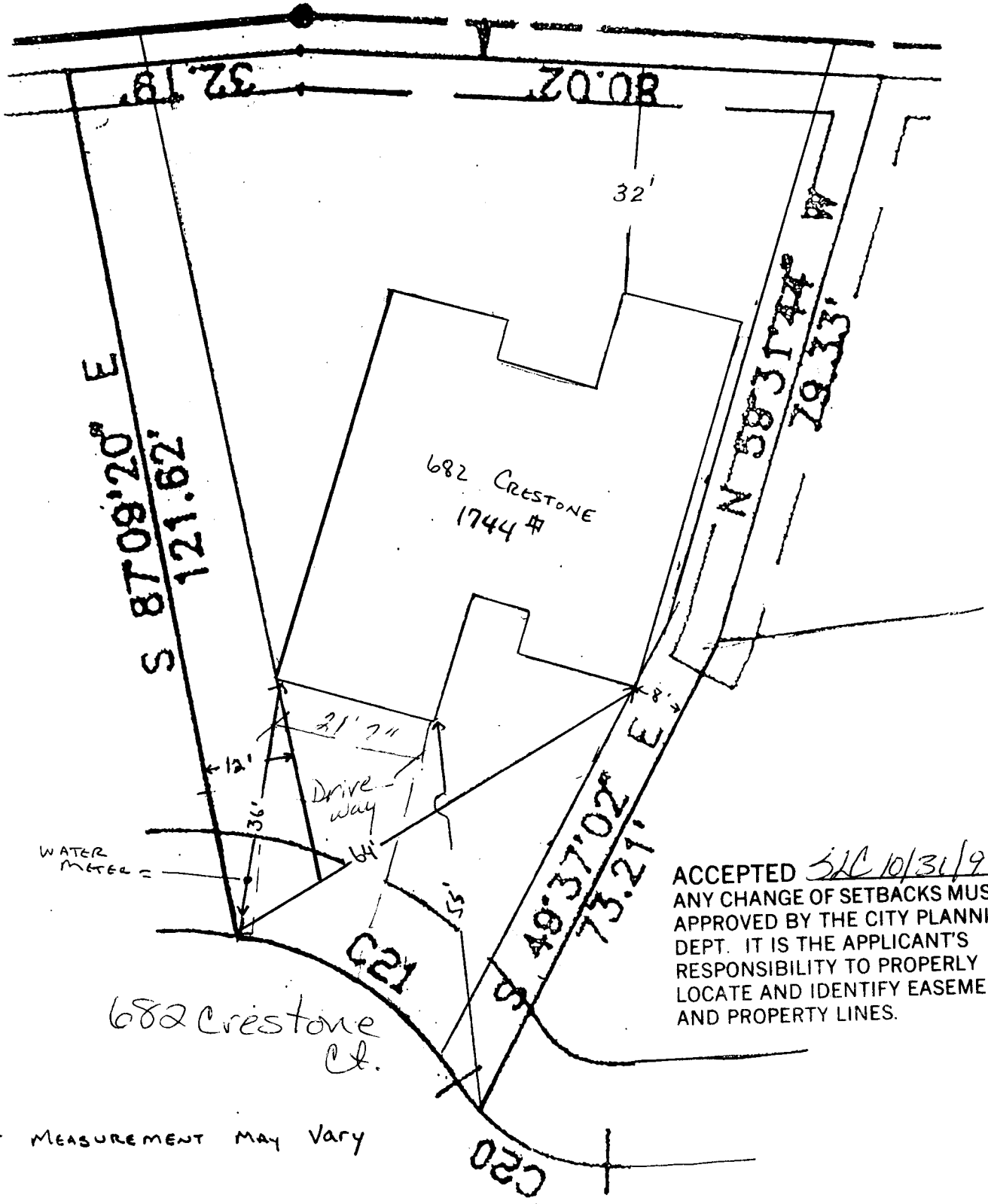
Department Approval [Signature] Date 10/31/96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9649

Utility Accounting [Signature] Date 11/7/96

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

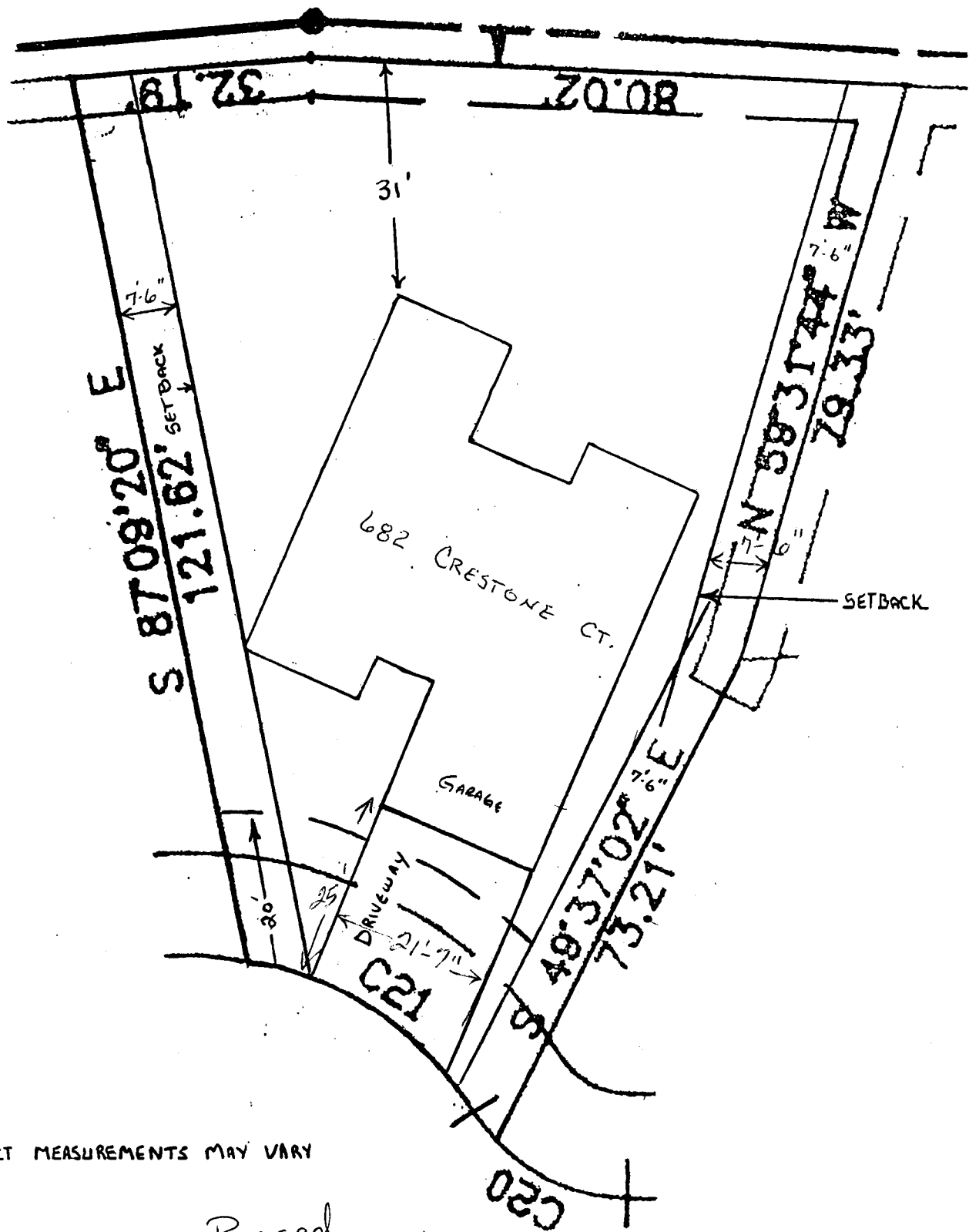
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



EXACT MEASUREMENT MAY VARY

DRIVEWAY  
 LOCATION OK  
 Jc 7/10/96  
 10-31-96

SCALE 1" = 20'



EXACT MEASUREMENTS MAY VARY

Revised  
 ACCEPTED SC 11/13/96  
 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 OK  
*J. Kelly*  
 11-13-96

SCALE: 1" = 20"