

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	55521
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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	<u>686 Crestone Ct.</u>	TAX SCHEDULE NO.	<u>2943-052-00-150</u>
SUBDIVISION	<u>Scotts' Run</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>1942</u>
FILING	<u>2</u> BLK <u>2</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S)	<u>NA</u>
(1) OWNER	<u>Alpine Meadows Dev. Corp.</u>	NO. OF DWELLING UNITS BEFORE:	<u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>181 So. 12th St.</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>(970) 245-2505</u>	USE OF EXISTING BLDGS	<u>NA</u>
(2) APPLICANT	<u>Alpine Cm, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	<u>111 So. 12th St.</u>		
(2) TELEPHONE	<u>(970) 245-2505</u>		<u>Single Family Residence</u>

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	<u>PR 3.3</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>2</u>
or	_____ from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>7.5'</u> from PL		
Rear	<u>25'</u> from PL		
Maximum Height	_____	CENS.T.	<u>11</u> T.ZONE <u>45</u> 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).

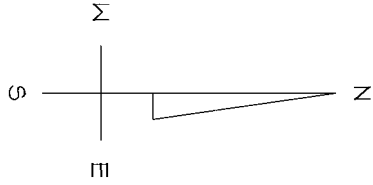
Applicant Signature	<u>[Signature]</u>	Date	<u>3/18/96</u>
Department Approval	<u>[Signature]</u>	Date	<u>3/27/96</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9062-S/F

Utility Accounting [Signature] Date 3-27-96

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

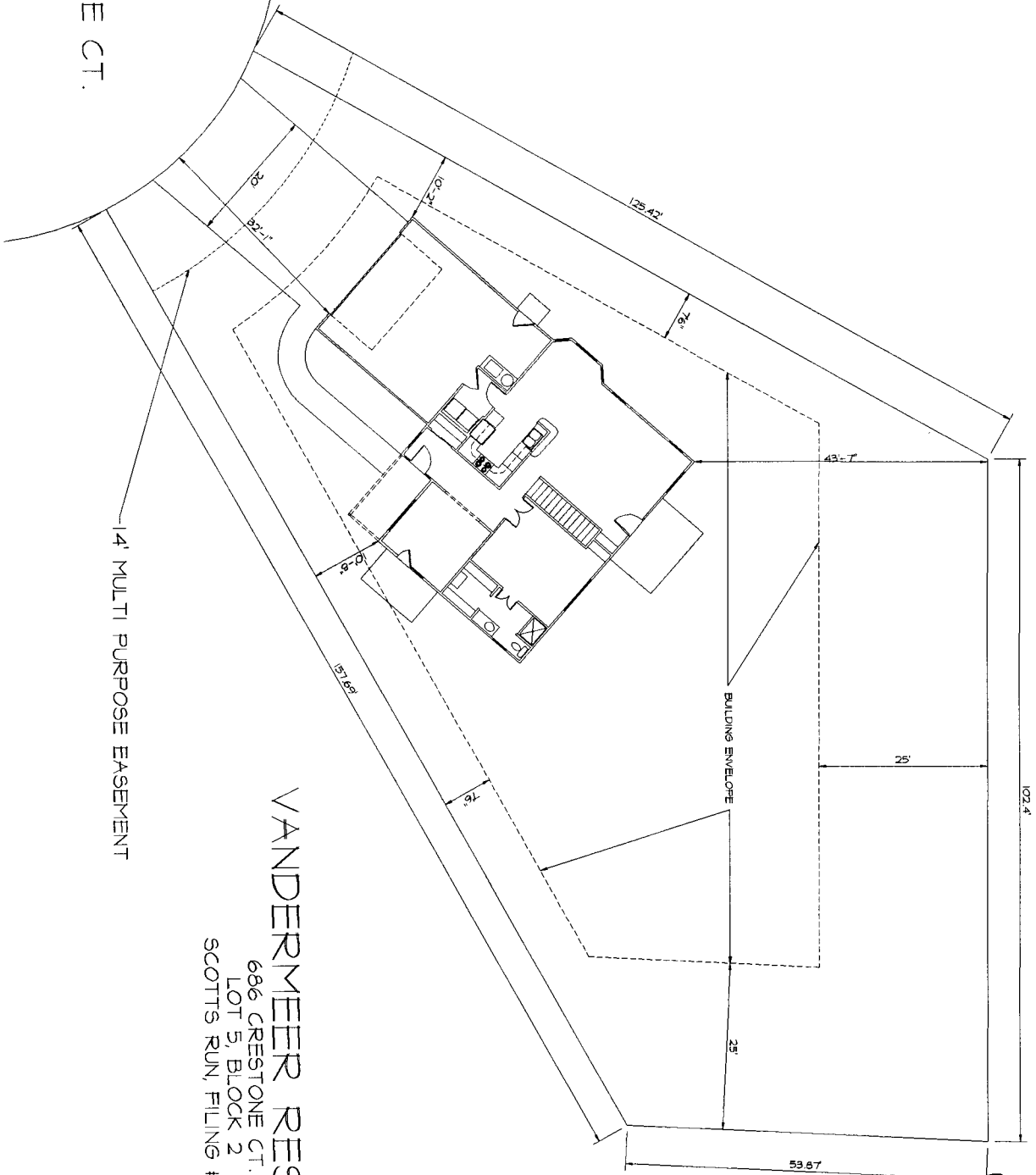
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



CRESTONE CT.

14' MULTI PURPOSE EASEMENT

VANDERMEER RESIDENCE
686 CRESTONE CT.
LOT 5, BLOCK 2
SCOTTS RUN, FILING #2



DRIVEWAY
LOCATION OK
J. Kala
3-18-96

ACCEPTED *Ronnie* 3/27/96
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.