

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56438

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2296 El Monte Ct TAX SCHEDULE NO. 2945-071-31-005
SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500*
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Marlin & Jan Scotting NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2907 1/2 Hermosa Ct. G.J. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT RED HART Const. USE OF EXISTING BLDGS 0
(2) ADDRESS 2320-E 1/2 Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: New SF
(2) TELEPHONE 244-8975 Residence w/ 3 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 1.86 Maximum coverage of lot by structures _____
SETBACKS: Front 25' from property line (PL) Parking Req't _____
or _____ from center of ROW, whichever is greater
Side 15' from PL Rear 25' from PL Special Conditions All const. must meet the req. of the subsurface soils exploration report
Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 90

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. Hearl Date 5-29-96

Department Approval Ronnie Edwards Date 6-6-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9255

Utility Accounting Dottie Nelson Date 6-6-96

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

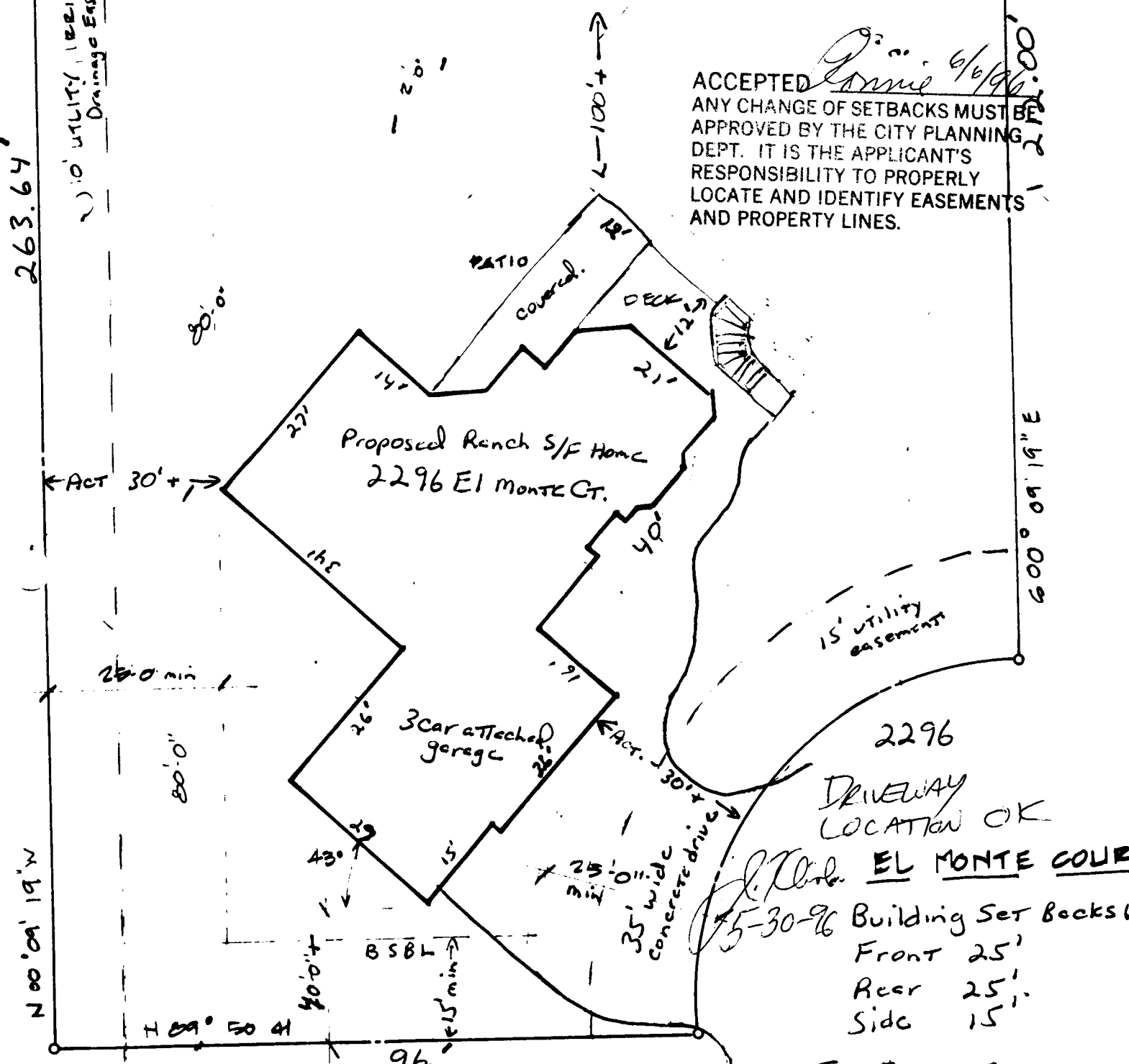
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

140.58'

263.64'

2) 10' UTILITY, IRRIGATION, & DRAINAGE EASEMENT

ACCEPTED *Connie* 6/6/96
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.



2296
DRIVEWAY
LOCATION OK
EL MONTE COURT
5-30-96 Building Set Backs (mi)
Front 25'
Rear 25'
Side 15'

Owners
Marlin & Jan Scotting
290 1/2 Hermosa Ct.
G.J. CO. 81504.

Contractor.
RED HART Const
2320 - E 1/2 Rd
G.J. CO. 81503

Tax # 2945-071-31-00
Vista Del Rio
Filing 2
Block 1
Lot 5

SITE PLAN

1" = 20' 0"