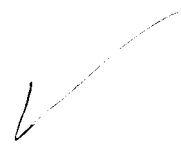


FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 58450

9001-1040 -

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 674 LaSalle Ct. TAX SCHEDULE NO. 2943-052-65-003  
SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1895<sup>4</sup>  
FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER RED HART Const, Inc NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2320-E 1/2 Rd. G. J. CO 81503 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Daniel R. Gearhart USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: New  
(2) TELEPHONE (970)-250-0822 S/F Residence w/2 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 3.3 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 45' from center of ROW, whichever is greater  
Side 7.5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ or easements  
CENSUS TRACT 11 TRAFFIC ZONE 45

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. Gearhart Date Dec 2, 1996

Department Approval Ronnie Edwards Date 12-4-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9703

Utility Accounting Rolfe H. Hahn Date 12/4/96

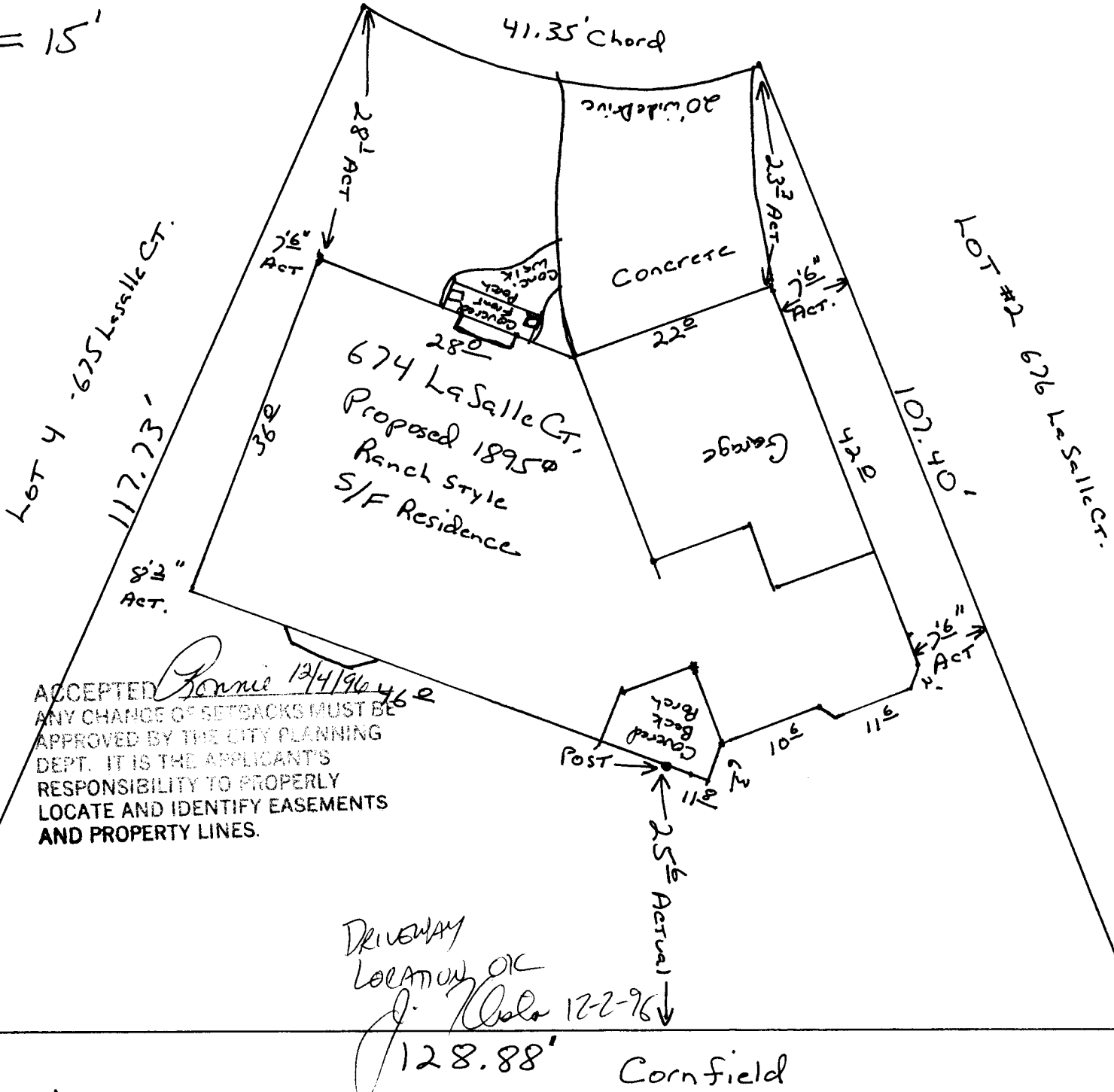
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

674 LaSalle Ct.  
 SCOTT'S Run Filing 2 BIK 1 LOT 3  
 # 2943-052-65-003

North  
 1" = 15'

LaSalle Ct.  
 Cul-de-Sac



ACCEPTED *Ronnie 12/4/96 462*  
 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. Chala 12-2-96*

Minimum SET BACKS  
 Front 20' Rear 25' Sides 7 1/2'