

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57051

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 675 LaSalle Ct TAX SCHEDULE NO. 2943-052-00-150
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680^{sq}
 FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (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
 (1) TELEPHONE (970)-244-8975 USE OF EXISTING BLDGS ---
 (2) APPLICANT Daniel R. Gearhart DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 2320-E 1/2 Rd G.J. S/F 1680^{sq} Residence w/ 3 car attached garage
 (2) TELEPHONE (970)-244-8975

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 33 Maximum coverage of lot by structures OK
 SETBACKS: Front 20 from property line (PL) Parking Req'mt OK
 or --- from center of ROW, whichever is greater Special Conditions NONE
 Side 7.5 from PL Rear 25 from PL
 Maximum Height --- 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 7-31-96
 Department Approval Bill Nelson Date 8-2-96

Additional water and/or sewer tap fee(s) are required: YES X NO --- W/O No. 9394

Utility Accounting [Signature] Date 8/2/96

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)

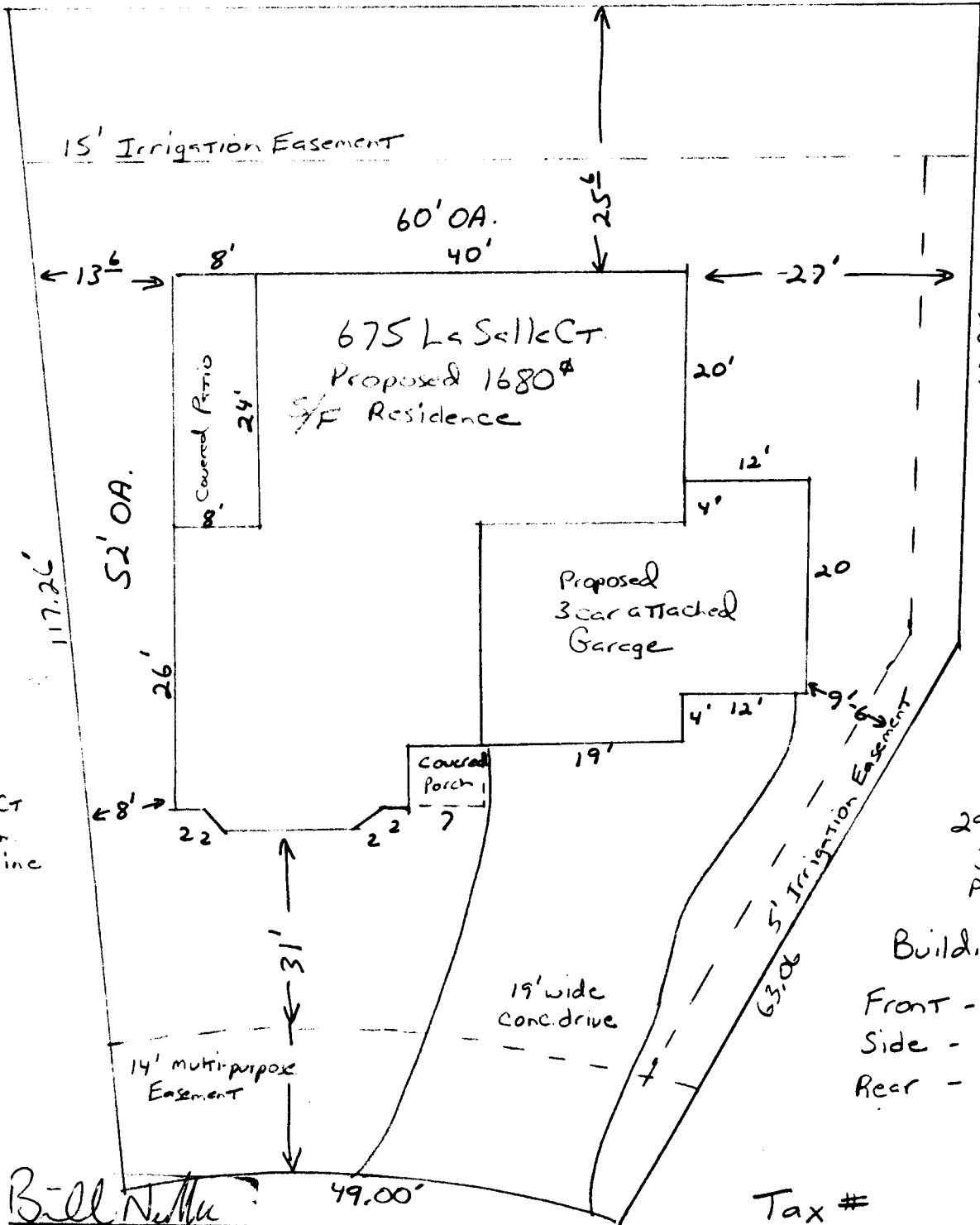
RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81508
 (903) 244-8275

675 LaSalle Ct. Scott's Run Filing 2-Block 1-Lot 5

Scale 1" = 15'

Farmland to Rear
 91.87'

North →



ACCEPTED

Bill N...

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.

8-2-96

LaSalle Ct.

Tax #

2943-052-00-150

DRIVEWAY

LOCATION OK

J. Klisk 8-2-96