

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55124

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

PC

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 676 LaSalle Court TAX SCHEDULE NO. 2943-052-00-150

SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700

FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Constructors West, Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2818 1/2 North Avenue

(1) TELEPHONE 241-5457 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Constructors West, Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS 2818 1/2 North Avenue DESCRIPTION OF WORK AND INTENDED USE: New residence

(2) TELEPHONE 241-5457 S/F

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 _____ from center of ROW, whichever is greater

Side 7.5' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____

CENS.T. 11 T.ZONE 45 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 [Signature] Date 2-15-96

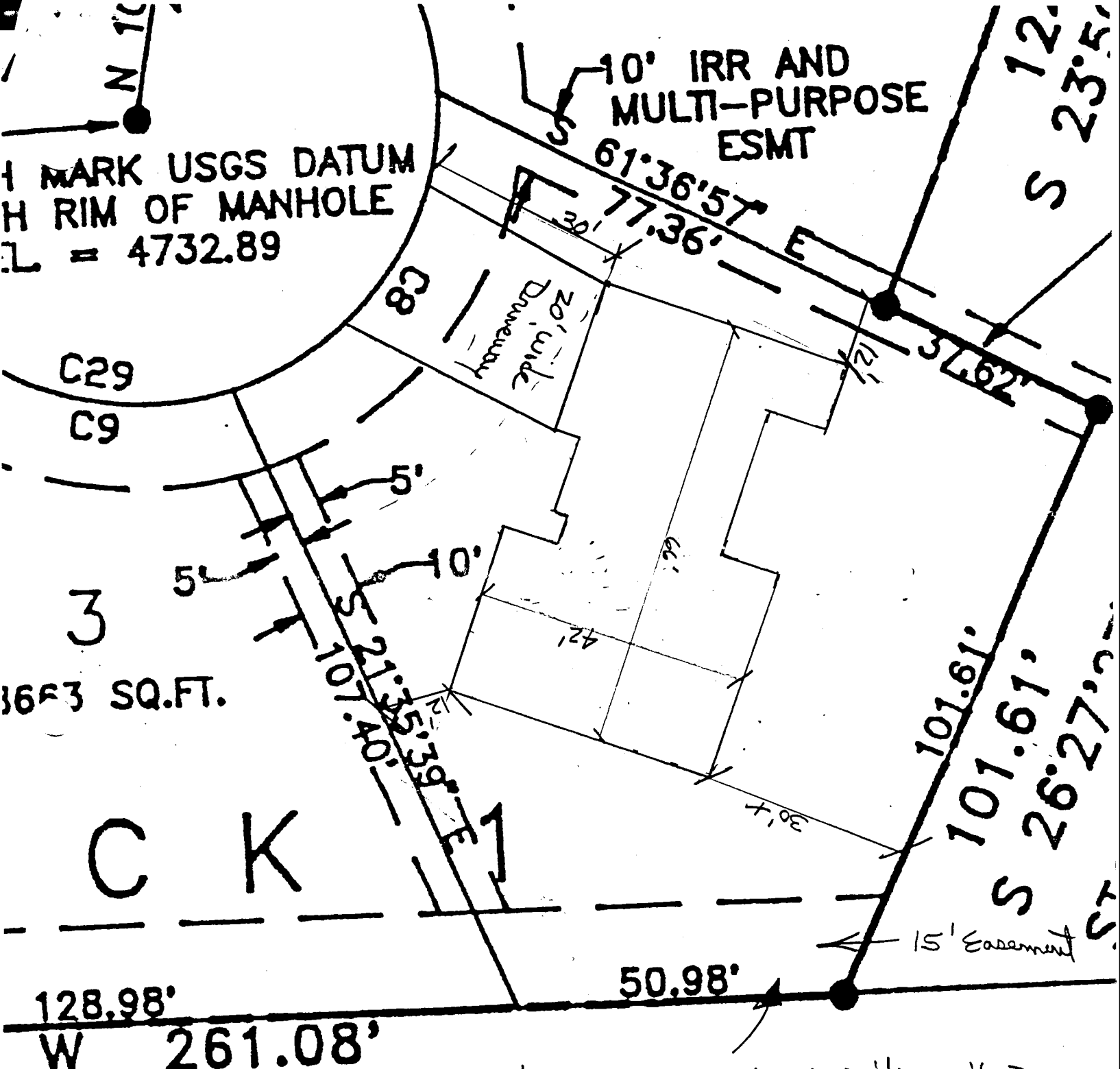
Department Approval [Signature] Date 2-20-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8964-S/F

Utility Accounting [Signature] Date 2-20-96

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)



Lot 2, Block 1, Filing # 2
 Scott's Run

[Signature] 2/20/96

DRIVEWAY
 LOCATION OF
[Signature]
 2-20-96

ACCEPTED: I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND I HAVE PERSONALLY LOCATED AND IDENTIFIED EASEMENTS AND PROPERTY LINES.

