

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

BLDG PERMIT NO. 57663
-----------------------

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



9001-0820-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 683 Shaveno CT. TAX SCHEDULE NO. 2943-052-57-009

SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600

FILING 1 BLK 2 LOT 9 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

(2) APPLICANT RED HART Const. Inc USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2320-E 1/2 Rd. G.J. CO. DESCRIPTION OF WORK AND INTENDED USE: New S/F

(2) TELEPHONE (970) 250-0822 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 about 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 \_\_\_\_\_  
FPP-45-224

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. Hearlart Date Sept 16, 1996

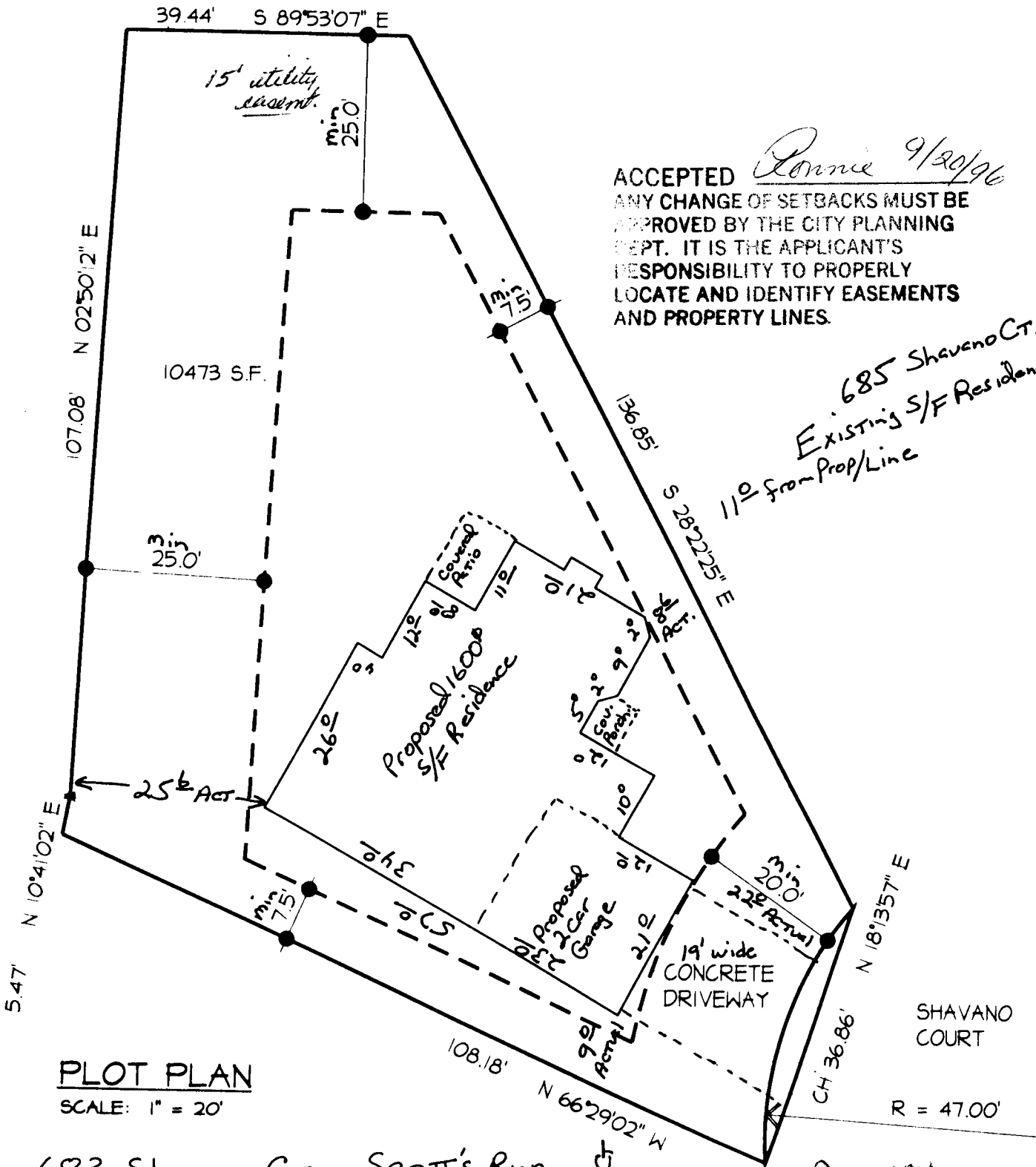
Department Approval Ronnie Edwards Date 9/20/96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9530-S/F

Utility Accounting Miller Fowler Date 9-20-96

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)



ACCEPTED *Ronnie 9/20/96*  
 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.

*685 Shavano Ct.  
 Existing S/F Residence  
 11' from Prop/Line*

**PLOT PLAN**  
 SCALE: 1" = 20'

683 Shavano Ct. SCOTT'S Run  
 Filing 1 - Block 2 - LOT #9  
 Tax # 2943 - 052-57-009

*681 Shavano Ct  
 Existing S/F Residence  
 12' from PL*

*DRIVEWAY  
 LOCATION OK  
 J. [Signature]  
 9-16-96*

↑  
 2