

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

BLDG PERMIT NO. 55698

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2937 Shavano ST</u>	TAX SCHEDULE NO. <u>2943-052-00150</u>
SUBDIVISION <u>Scotts Run</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2620</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Paul Horsetz</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>3521 F Road</u>	BEFORE: <del>1</del> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>434 0573</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>Ivan Green</u>	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(2) ADDRESS <u>993 19 Rd Fruita</u>	USE OF EXISTING BLDGS _____
(2) TELEPHONE <u>858 9087</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New House - S/F</u>

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 <u>PR 3.3</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>7.5'</u> from PL Rear <u>25'</u> from PL <u>or easements</u>	Special Conditions <u>no cave overhangs into easements</u>
Maximum Height _____	CENS.T. <u>11</u> T.ZONE <u>45</u> 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 Ivan Green Date 4 10 96

Department Approval Ronnie Edwards Date 4/10/96

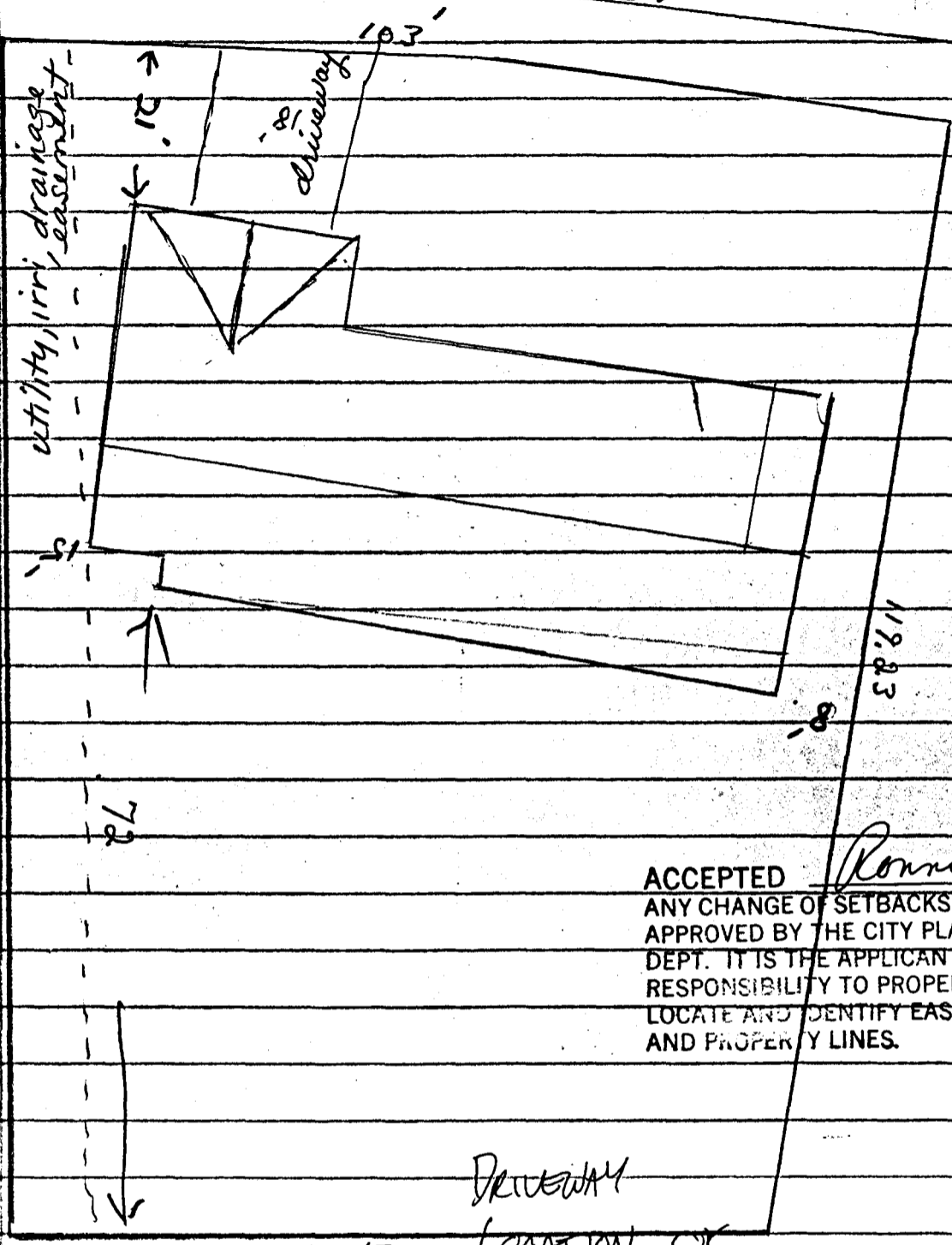
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #9113 S/F

Utility Accounting Mellie Fowler Date 4-10-96

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)

2937 SHavano ST



ACCEPTED  
 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.

Ronnie 4/10/96

DRIVEWAY  
 LOCATION OK

Je Klida  
 4-9-96

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