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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |

BLDG PERMIT NO. 56304

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



9001-1010-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2939 Shavano ST TAX SCHEDULE NO. 2943-052-00-150
 SUBDIVISION SCOTT'S Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2303
 FILING 2 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER RED HART Const. NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Rd. G.J. 81503
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 244-8975 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT RED HART Const USE OF EXISTING BLDGS —
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 244-8975 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 _____ from center of ROW, whichever is greater Special Conditions _____
 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).

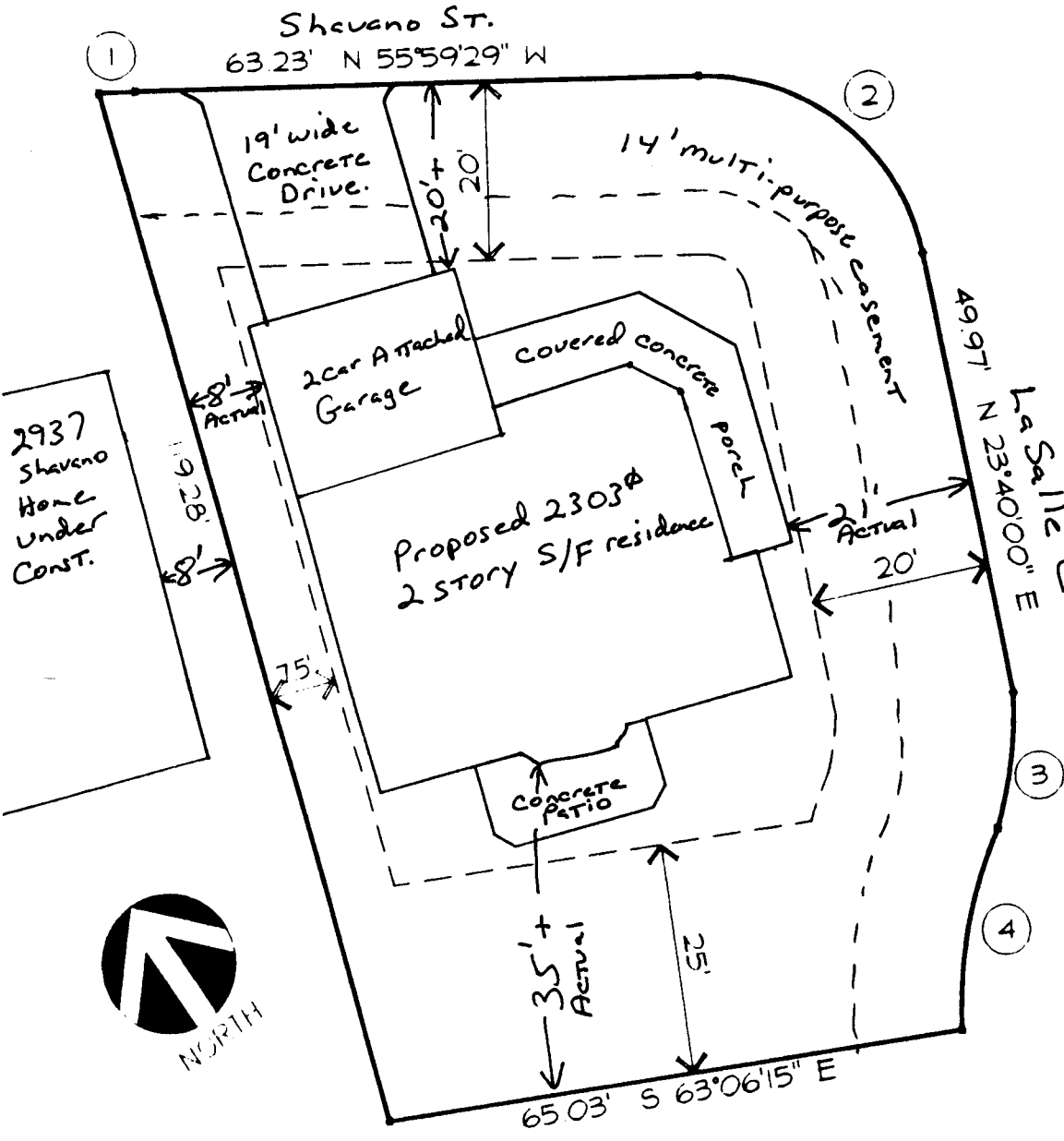
Applicant Signature Daniel R. Gearhart Date May 23, 1996
 Department Approval Ronnie Edwards Date 5/24/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9235- S/F
 Utility Accounting Mellie Foule Date 5-24-96

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)

2939 Shavano St. - SCOTT'S Run - Filing 2 - Block 1 - Lot #6
 Tax # 2943 - 052 - 00 - 150 (master)



- ARC CHORDS
- ① 42.65' S 70°55'56" E
 - ② 32.02' S 16°09'45" E
 - ③ 15.58' S 41°49'26" W
 - ④ 22.29' N 45°49'23" E

Building Setback
 Front 20' min
 Side 7 1/2' min
 Rear 25' min

SITE PLAN
 SCALE: 1" = 20'

ACCEPTED *Ronnie* 5/24/96
 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.

Driveway Location OK
 of Don Newton 5-24-96