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TCP \$	0
SIF \$	0



BLDG PERMIT NO. 16772

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 685 Crestone Ct. TAX SCHEDULE NO. 2943-052-66-006
SUBDIVISION Scotts Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1679
FILING # 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER hinda + Jerry molzahn NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3000 Bookcliff Ave. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 434-6069 USE OF EXISTING BLDGS 0
(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: New
(2) ADDRESS _____ Single Family Residence
(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2
or _____ from center of ROW, whichever is greater
Side 7 1/2' from PL Rear 25' from PL Special Conditions _____
Maximum Height _____
CENSUS 11 TRAFFIC 45 ANNEX# _____

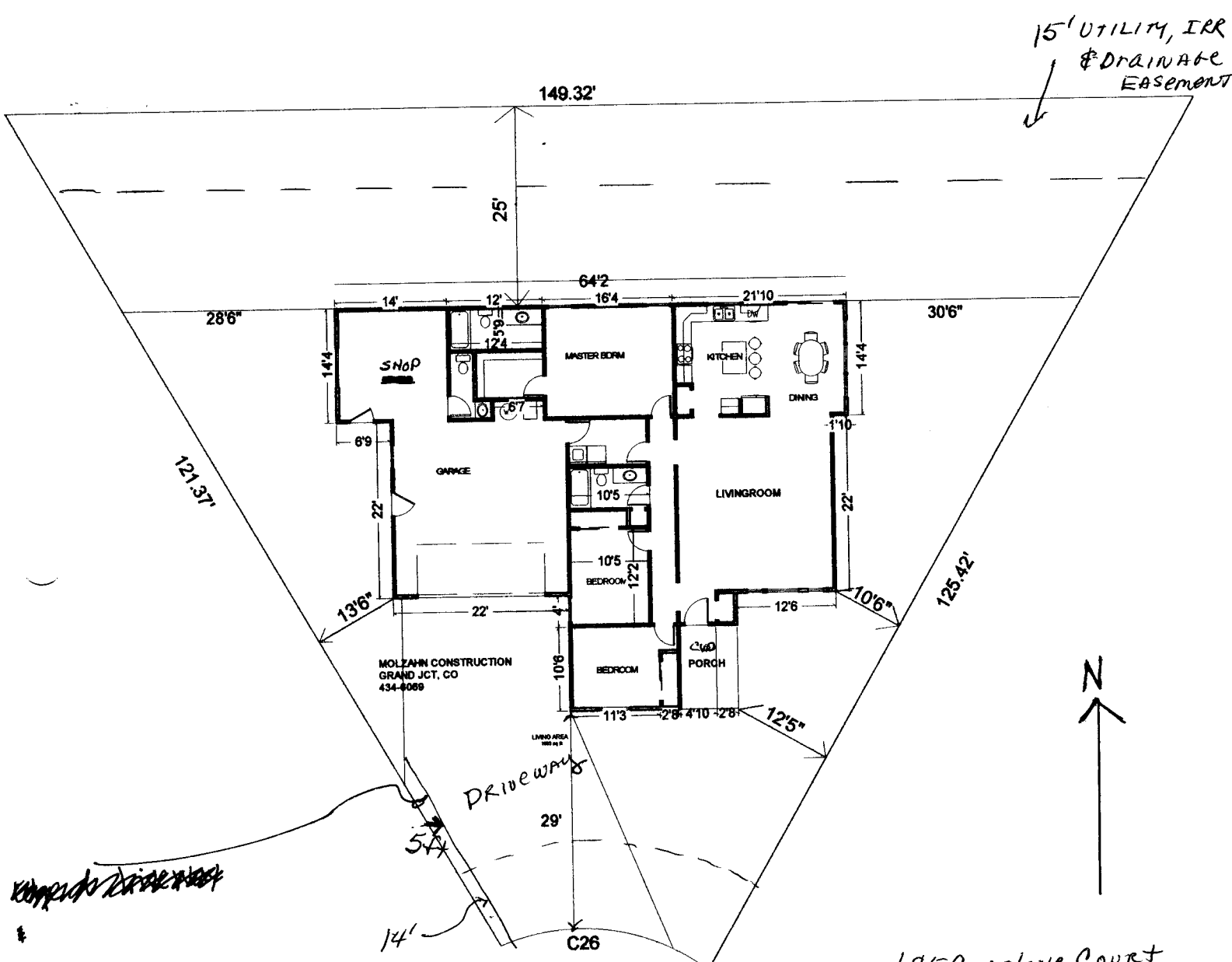
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Renee M Day Date 9-2-97
Department Approval Antonia Castello Date 9-2-97
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10516
Utility Accounting J. Adams Date 9-2-97

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)



~~Concrete Driveway~~

Multi-Purpose Easement

CRESTONE CT

685 Crestone Court
 Lot 6, Block Two
 FILING #2
 SCOTT'S RUN SUBDIVISION

Jerry Molzahn
 434-6069

ACCEPTED SLC 9/2/97
 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.

EDGE OF DRIVENAYS ARE
REQUIRED TO BE 10'
FROM $\#$ - DUE TO
NARROW FRONTAGE FOR
THIS LOT, 5' FROM
 $\#$ IS ACCEPTABLE.
PLEASE MODIFY PLAN

VA
8/20/97