

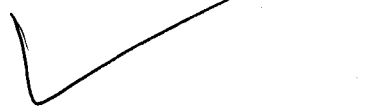
FEE \$	10.00
TCP \$	- 0 -
SIF \$	- 0 -



BLDG PERMIT NO. 59864

779886
10 ✓

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



BLDG ADDRESS 518 Grouse Ct. TAX SCHEDULE NO. 2945-083-22-004
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200 ±
 FILING #2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER RICHARD D. STURTEVANT NO. OF DWELLING UNITS
 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3026 PATTERSON
 (1) TELEPHONE 970-523-1081 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT 250-7395 USE OF EXISTING BLDGS N/A
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: TO
 (2) TELEPHONE _____ CONSTRUCT 1- SINGLE Fam/Detached Res-
TO LIVE IN

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-3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) _____ Building Req't 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL _____ Special Conditions _____
 Maximum Height 28' _____
 CENSUS 1401 TRAFFIC 91 ANNEX# _____

PAID
APR 07 1997
JA

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).

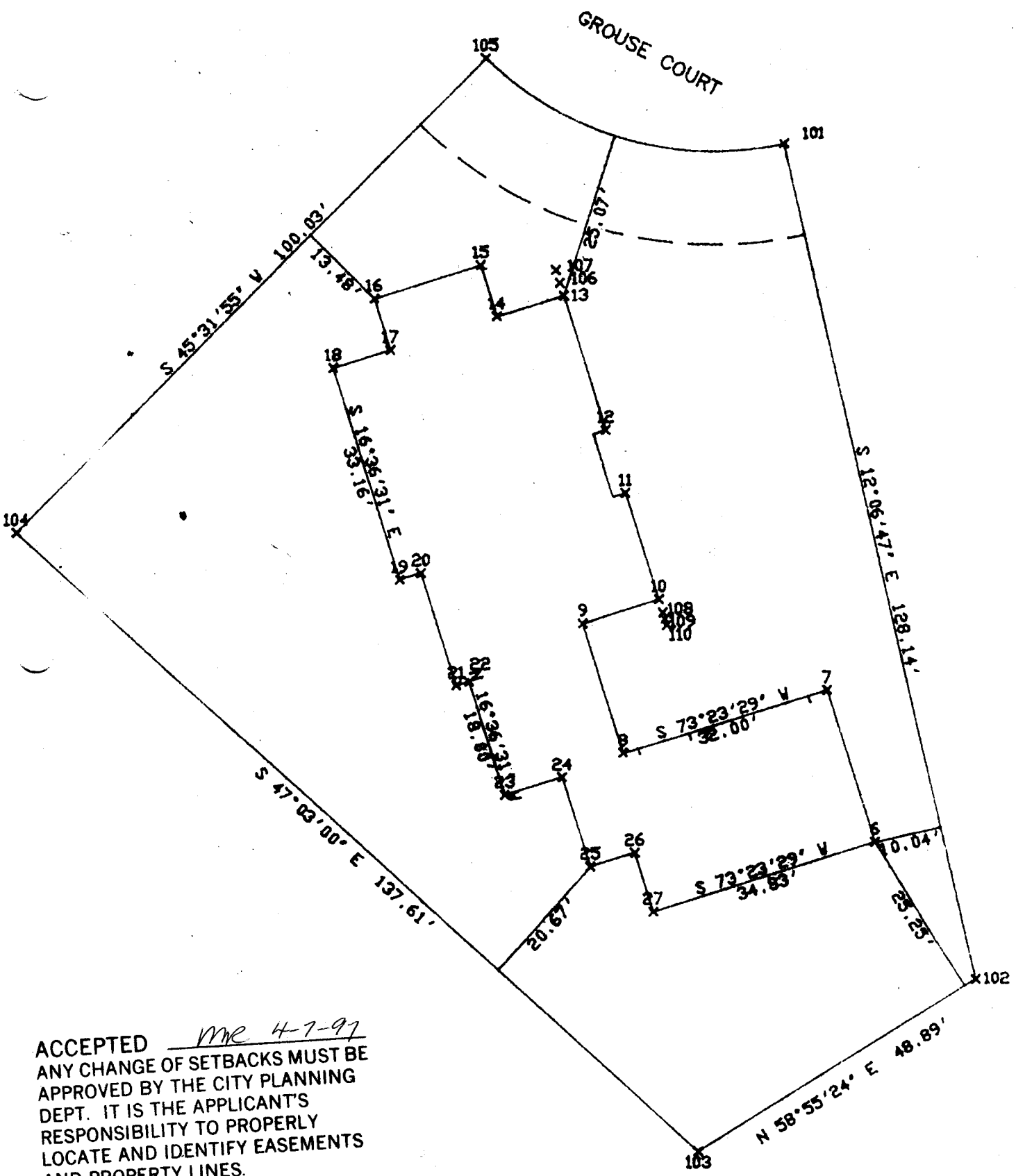
Applicant Signature [Signature] Date 4-3-97
 Department Approval [Signature] Date 4-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10073
 Utility Accounting [Signature] Date 4-7-97

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)

GROUSE COURT



ACCEPTED MR 4-7-97
 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.

PLOT PLAN
 518 GROUSE CT