

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 40628

S/F 0

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2941 Shavano St. TAX SCHEDULE NO. 2943-052-65-001
SUBDIVISION Scott's Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1975⁰
FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER BEDHART Const. Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2320 - E 1/2 Road G.J. CO. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 250-1128 USE OF EXISTING BLDGS N/A
(2) APPLICANT Daniel R. Gearhart DESCRIPTION OF WORK AND INTENDED USE: New
(2) ADDRESS 2320 - E 1/2 Rd. G.J. CO. ⁸¹⁵⁰³ S/F Residence w/attached 2 car garage
(2) TELEPHONE 244-8925

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 4/5

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 June 2, 1997
Department Approval Antonia Castella Date 6-3-97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10226
Utility Accounting Chickman Date 6-3-97

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)

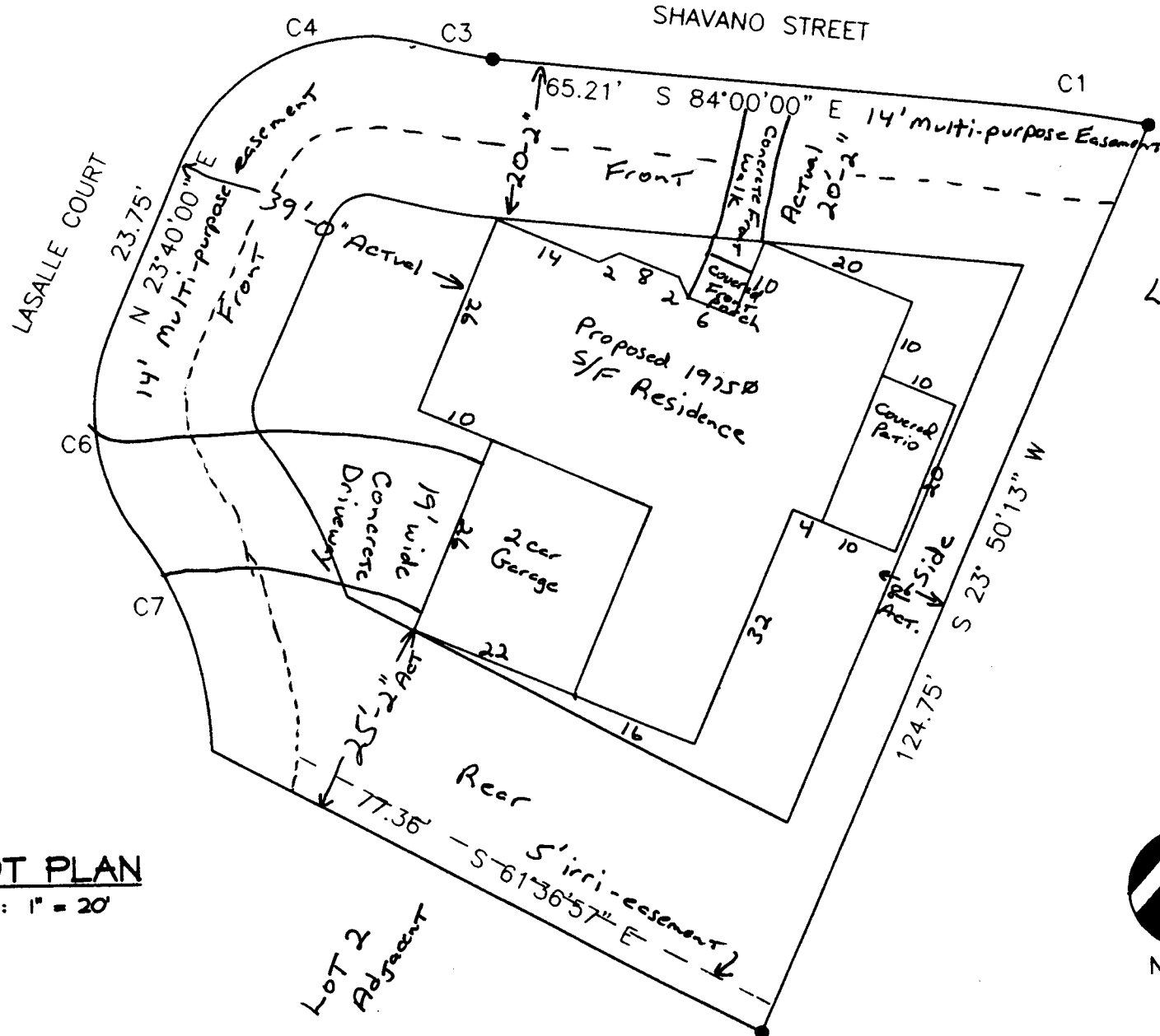
() 41 Shavano St.
 SCOTT'S Run - Filing 2 Blk 1 Lot 1
 Tax # 2943-052-65-001

ACCEPTED SLC 6-3-97
 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.

RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81508
 (303) 244-8976

Corner lot Minimum Setbacks

Fronts 20'
 Rear 25'
 Side 7 1/2'



Lot 4 - Filing 1 Blk 1
 Adjacent

#	RADIUS	LENGTH	CHORD
C1	178.00'	17.50'	17.49'
C3	113.94'	11.15'	11.13'
C4	25.00'	34.01'	31.45'
C6	25.00'	26.19'	25.91'
C7	47.00'	29.44'	28.96'

DRIVEWAY LOCATION

O.K. 6/2/97

Cl. Ashbeck



PLOT PLAN

SCALE: 1" = 20'

Lot 2
 Adjacent