

FEE \$ 10.00
TCP \$

BLDG PERMIT NO. 02707

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2325 Wren Ct. TAX SCHEDULE NO. 2945-083-22-018
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2754
 FILING 2 BLK 3 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER RED HART Const. Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Rd. - G.J. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 244-8925 USE OF EXISTING BLDGS
 (2) APPLICANT Daniel R. Gearhart DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 2320-E 1/2 Rd. G.J. S/F Residence w/attached 3 car garage
 (2) TELEPHONE 250-0822

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-3.5 Maximum coverage of lot by structures
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions front setback is 25'
 Maximum Height 28' except corner lots
 CENSUS TRACT 1401 TRAFFIC ZONE 91

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 10-27-97
 Department Approval Antonia Costello Date 10-30-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10664
 Utility Accounting Richardson Date 10-30-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

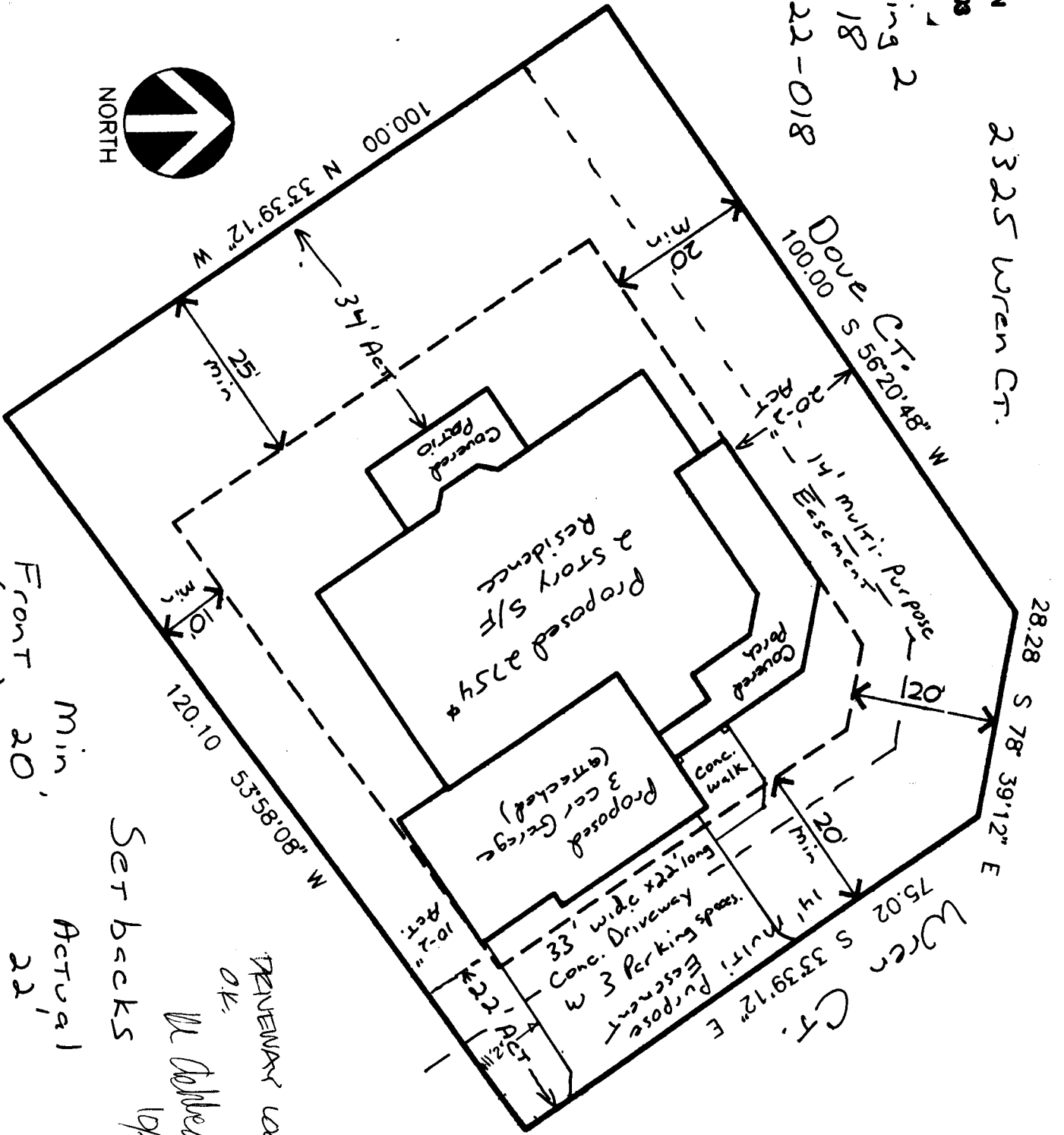
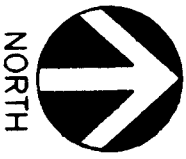
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

South Rim Filing 2
 Block 3 Lot 18
 # 2945-083-22-018

2325 Wren Ct.

ACCEPTED S/C 10.30.97
 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.



	Min	Actual
Front	20'	22'
Side (corner)	20'	20'-2"
Side (corner)	10'	10'-2"
Rear	25'	34'

RENEWAL LOCATED
 OK
 W. Appleby
 10/28/07

SITE PLAN
 SCALE: 1" = 20'