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BLDG PERMIT NO. 63880

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

900X

BLDG ADDRESS 684 Crestone Court TAX SCHEDULE NO. 2943-052-66-004
 SUBDIVISION Scott's Run SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1815
 FILING # 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER JAMES + NANCY COSTON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 606 1/2 Pioneer Rd, GJ, CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 242-3435 USE OF EXISTING BLDGS N/A
 (2) APPLICANT JAMES + NANCY COSTON DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 606 1/2 Pioneer Rd, GJ, CO Single family home
 (2) TELEPHONE (970) 242-3435

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 7.5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 11 TRAFFIC 45 ANN# _____

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 James M. Coston Date 2-6-98
 Department Approval Ronnie Edwards Date 2-6-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10912
 Utility Accounting Dottie Hobbs Date 2/6/98

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)

JIM COSTON
242-3435

Scale: 1" = 15.8'

SET BACKS

25' BACK/REAR

20' FRONT

7.5' SIDES

684 Crestone Court

[Scott's Run]

BLK #2

LOT #4

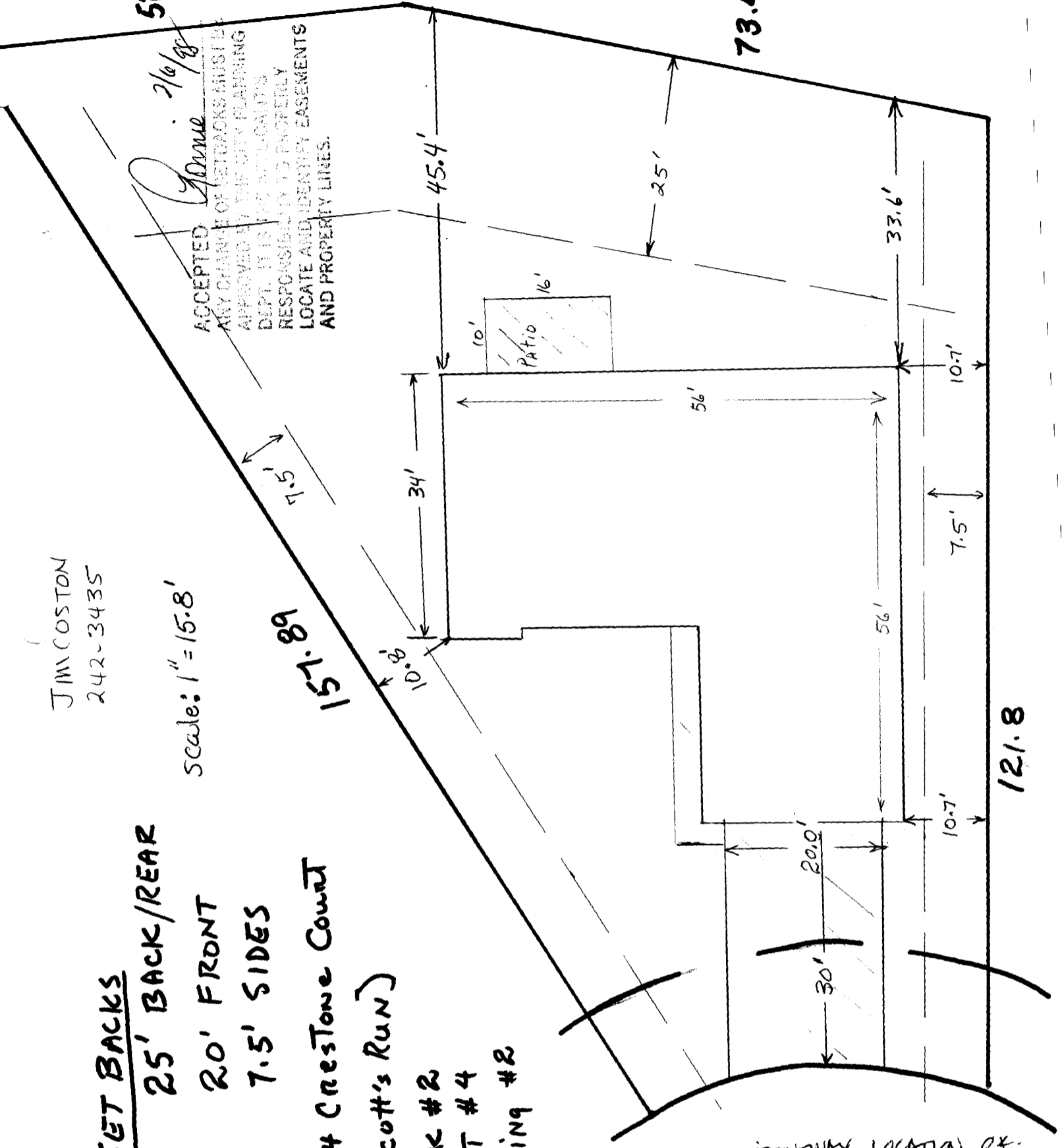
Filing #2

52.72

2/6/98
Danne

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE HOMEOWNERS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

73.44



151.89

10.0'

8'

56'

56'

10.7'

7.5'

10.7'

33.6'

45.4'

121.8

DRIVEWAY LOCATION OF
El Chabre 1/30/98