

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 104302

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 684 Shawano Ct. TAX SCHEDULE NO. 2943-052-57-006

SUBDIVISION SCOTT'S RUN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112

FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 1321

(1) OWNER Wayne & Stacey Meuret NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 684 Shawano Ct.

(1) TELEPHONE 970-241-6136 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Wayne Meuret USE OF EXISTING BLDGS Home

(2) ADDRESS 684 Shawano Ct. DESCRIPTION OF WORK AND INTENDED USE: Attached

(2) TELEPHONE 241-6136 8x14 utility shed

**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't —  
 or — from center of ROW, whichever is greater

Side 7.5' from PL Rear 30' 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 Wayne Meuret Date 3-19-98

Department Approval K. Valdez per (RE) Date 3-19-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 23604-15153 TR-84224

Utility Accounting Richardson Date 3-19-98

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)

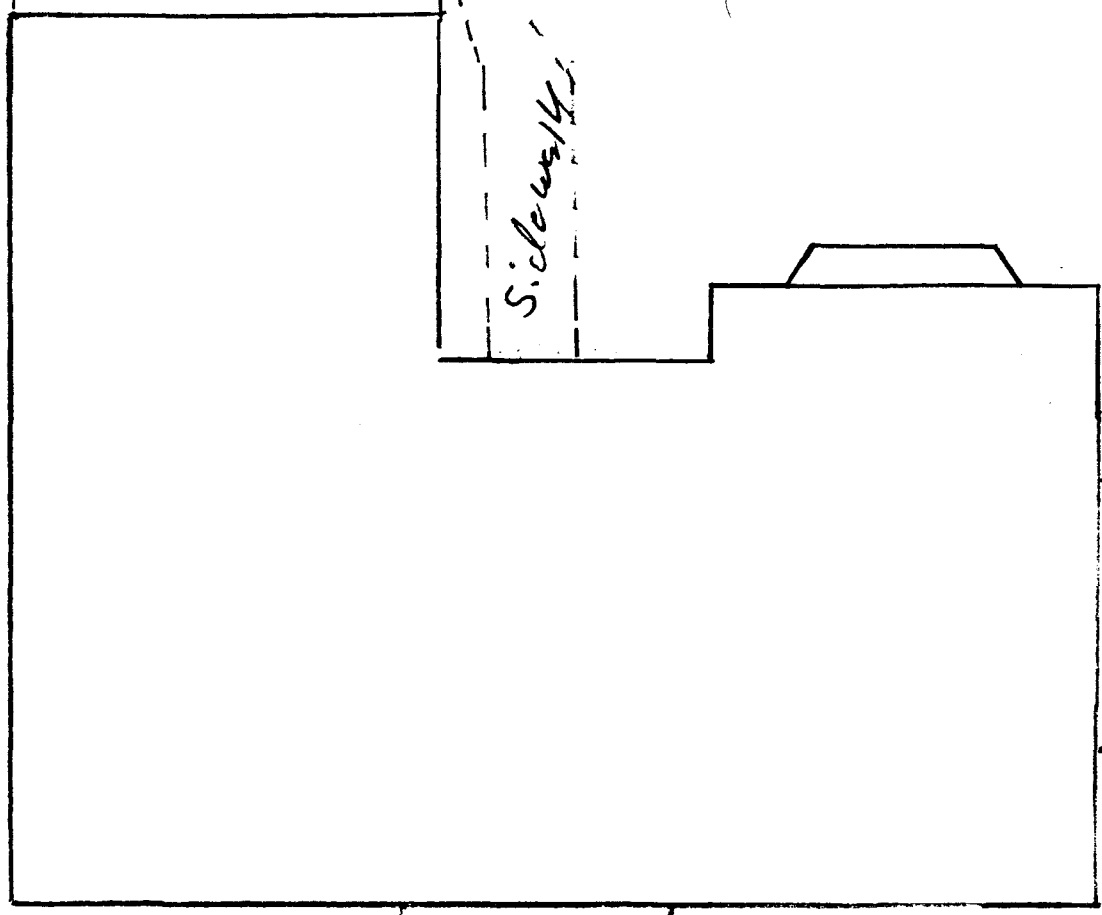


Shavano Ct.

DRIVEWAY

Sidewalk

South



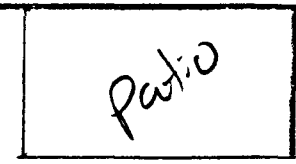
shed  
8  
14

8x8

Property Line

proposed

North



patio

East

(Rear of prop)

29 1/2 Rd.

ACCEPTED XV3-19-98 (RE)  
 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.



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