

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



24

BLDG PERMIT NO. 74941

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Call when ready

BLDG ADDRESS 2816 Eldora Ct TAX SCHEDULE NO. 2943-062-30-003
 SUBDIVISION Grandview SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2111⁰
 FILING BLK 4-2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Randy & Shelia Stout NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3030 Bookcliff - G.J. 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-9488 USE OF EXISTING BLDGS N/A
 (2) APPLICANT RED HART Const, Inc DESCRIPTION OF WORK AND INTENDED USE: New S/F
 (2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 Ranch Residence w/ 2 car attached
 (2) TELEPHONE 234-0822

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 RSF-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 23' 20" from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 22 ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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. Gaudant Date April 21, 2000
 Department Approval J. Yentzenberger Date April 25, 2000

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13047
 Utility Accounting K. Holt Date 4/25/00

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

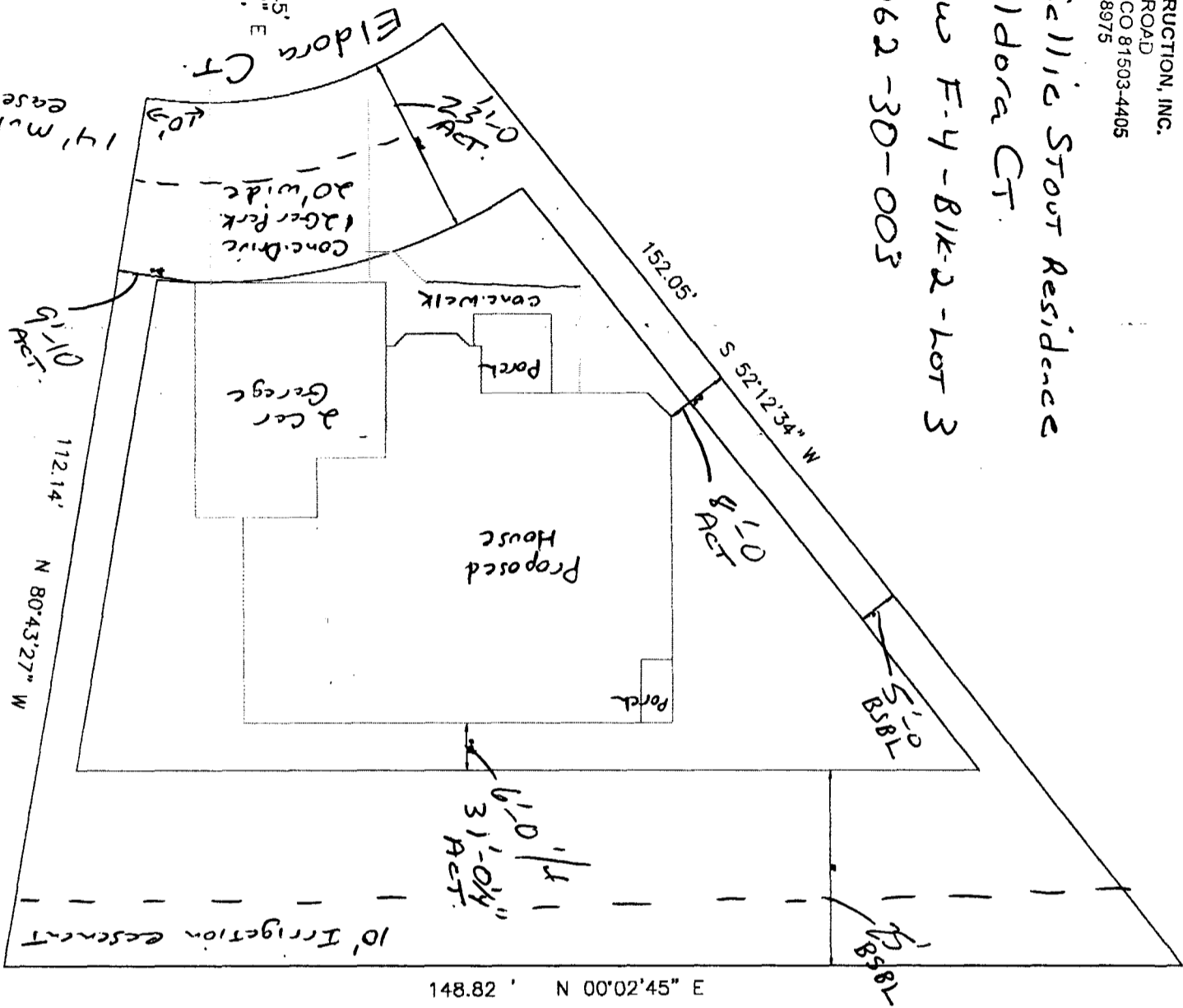
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RED HART CONSTRUCTION, INC.
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81503-4405
 (970) 244-8975

Randy dSelle's Stout Residence
 2816 Eldora Ct.
 Grandviews F-4-BLK-2-Lot 3
 2943-062-30-003

Drive OK
 LMD
 4/25/00

CH = 38.45'
 S 14°10'57" E
 R = 48.00'



North
 Scale - 1" = 20'

ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT.
 4/25/00
 [Signature]