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BLDG PERMIT NO.	52684
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>504 Dove Court</u>	TAX SCHEDULE NO.	<u>2945-083-00-115</u>
SUBDIVISION	<u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>2054</u>
FILING	<u>2</u> BLK <u>3</u> LOT <u>16</u>	SQ. FT. OF EXISTING BLDG(S)	<u>N/A</u>
(1) OWNER	<u>Jones, Wm.</u>	NO. OF DWELLING UNITS	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>7 Blue Sage Littleton Co</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>[Redacted]</u>	USE OF EXISTING BLDGS	<u>N/A</u>
(2) APPLICANT	<u>Sundance Bldgs. Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Single</u>
(2) ADDRESS	<u>3005 Hill Ct.</u>		<u>Family Residence</u>
(2) TELEPHONE	<u>434-4393</u>		

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	<u>PR 3.5</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>ACCO Approval</u>
Side	<u>10'</u> from PL		<u>required</u>
Rear	<u>20'</u> from PL	CENS.T.	_____ T.ZONE _____ ANN# _____
Maximum Height	<u>28'</u>		

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	<u>Paul A. White / Sundance Bldgs. Inc.</u>	Date	<u>6/16/95</u>
Department Approval	<u>[Signature]</u>	Date	<u>6-16-95</u>

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8395

Utility Accounting [Signature] Date 6-16-95

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)

