

FEE \$ 10.00
 TCP \$ -0-

BLDG PERMIT NO. 52434

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 506 Dove Ct TAX SCHEDULE NO. 2945-083-00-115
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER John Nelson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon Drive
 (1) TELEPHONE 243 4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Monument Homes USE OF EXISTING BLDGS _____
 (2) ADDRESS 759 Horizon DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243 4890 New Residence

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
 or ✓ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 30' from PL
 Maximum Height 28'
 CENS.T. 14 T.ZONE 91 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 [Signature] Date 6-13-95

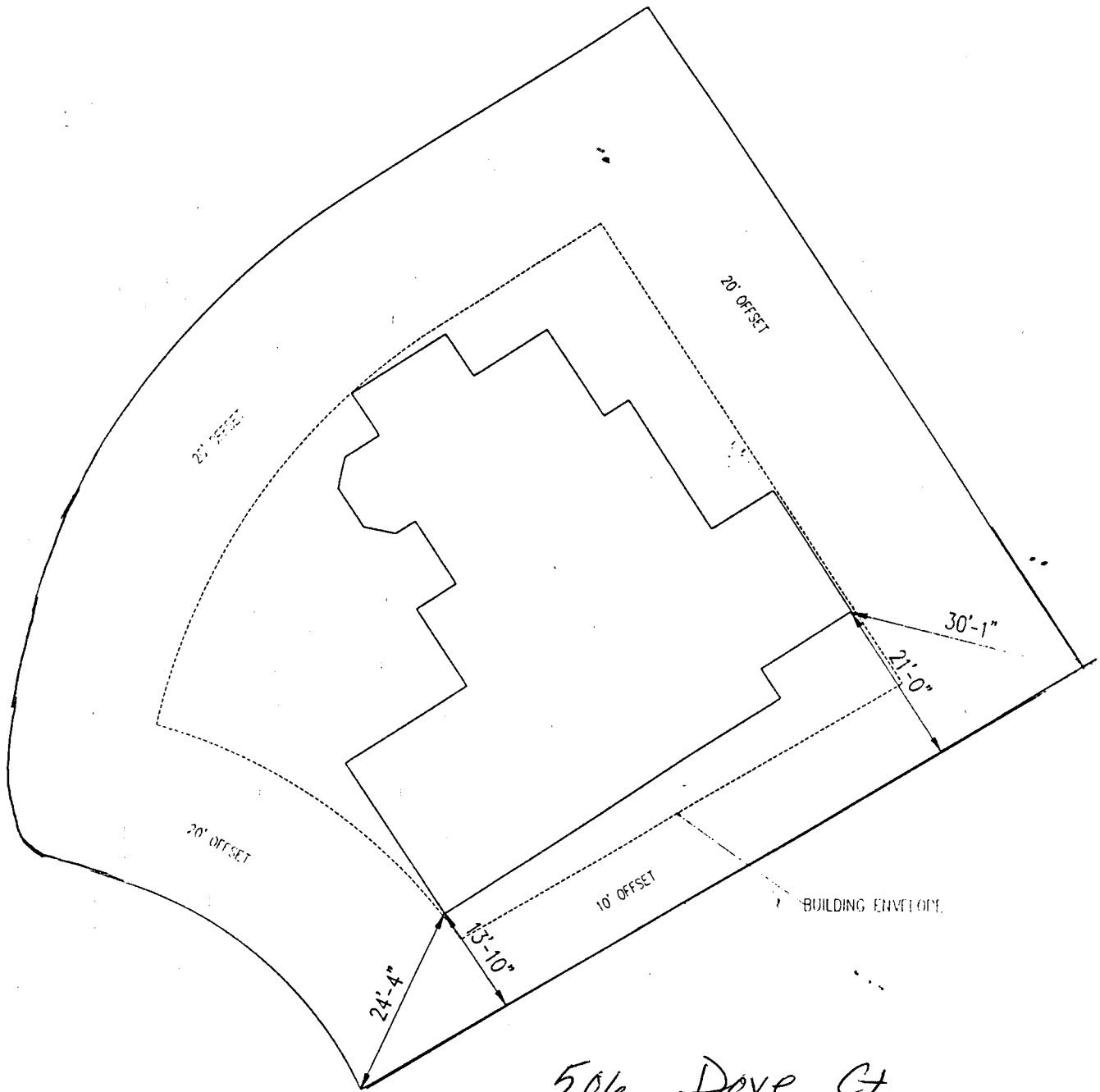
Department Approval [Signature] Date 6-13-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8386

Utility Accounting [Signature] Date 6-13-95

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)



SITE PLAN

ACCEPTED MR 6-13-95
 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.