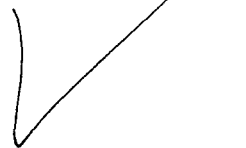


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53323

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



5002-6605-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 507 Dove Court TAX SCHEDULE NO. 2945-083-22-012
 SUBDIVISION South Riv SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2069
 FILING 2 BLK 3 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MERRITT CONST. INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 405 West MAY Field
 (1) TELEPHONE 247-5164 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SANC USE OF EXISTING BLDGS 0
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ NEW RES. - S/F

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 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACCO Required
 Maximum Height _____ 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).

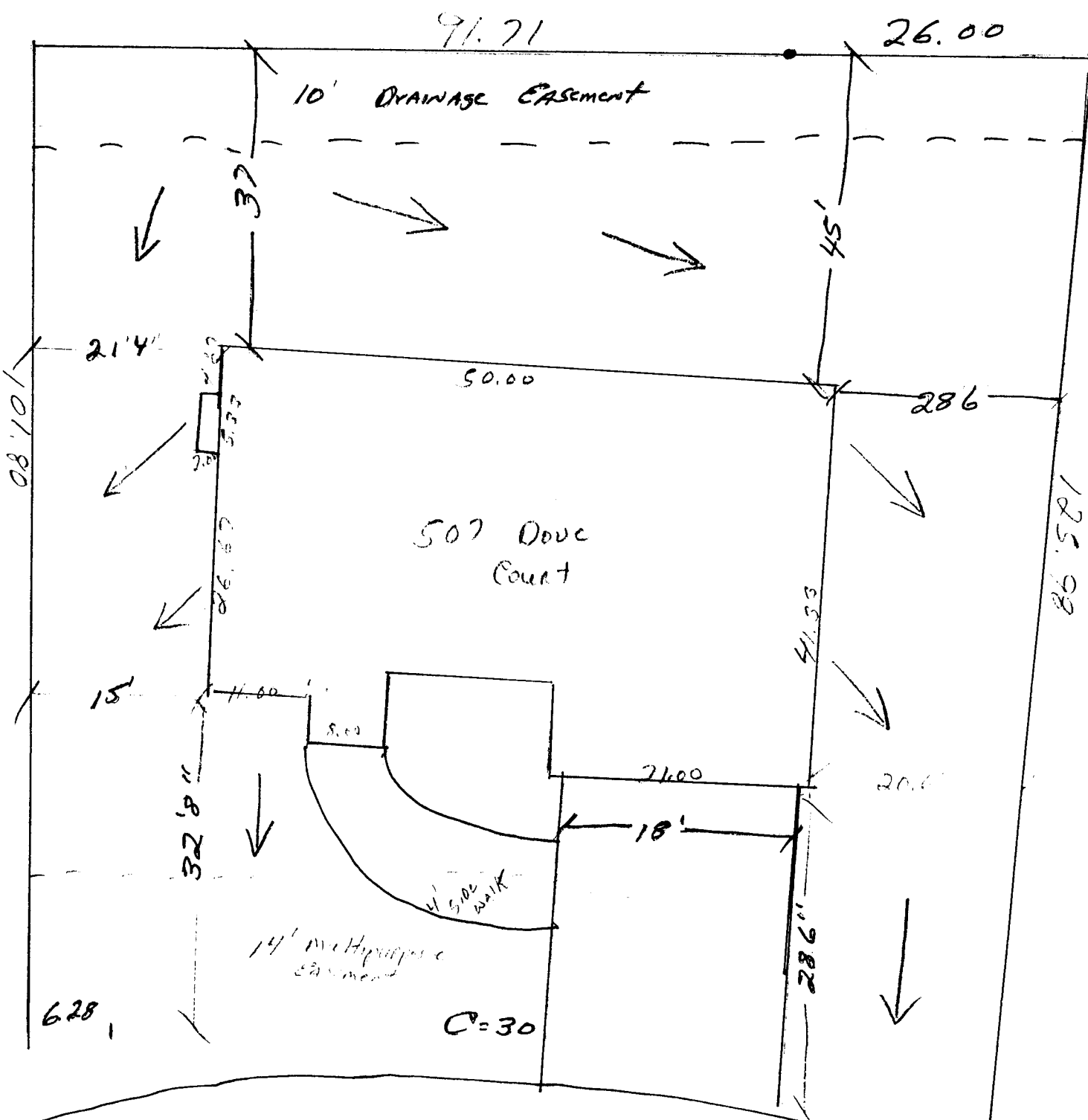
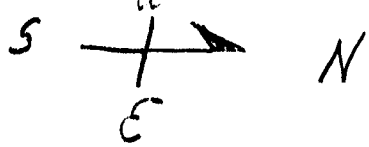
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-9-95
 Department Approval Ronnie Edwards Date 9-5-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8584 - S/F
 Utility Accounting Miller Fowler Date 9-5-95

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)



Dove Court

→ = DRAINAGE Direction of Drainage

ACCEPTED *Ronnie Edwards*
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. 9/6/95