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BLDG PERMIT NO. 52094

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

5002-6620-01- THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 513 DOVE CT TAX SCHEDULE NO. 2945-083-22-009
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1957
 FILING 2 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Richard O. WEBER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 6800 REEDER MESA
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 970-245-6782 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Richard O Weber USE OF EXISTING BLDGS N/A
 (2) ADDRESS 6800 REEDER MESA DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-6782 NEW RESIDENCE 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 2
 or / from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACCD approval
 Maximum Height 28' required
 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 5-8-95

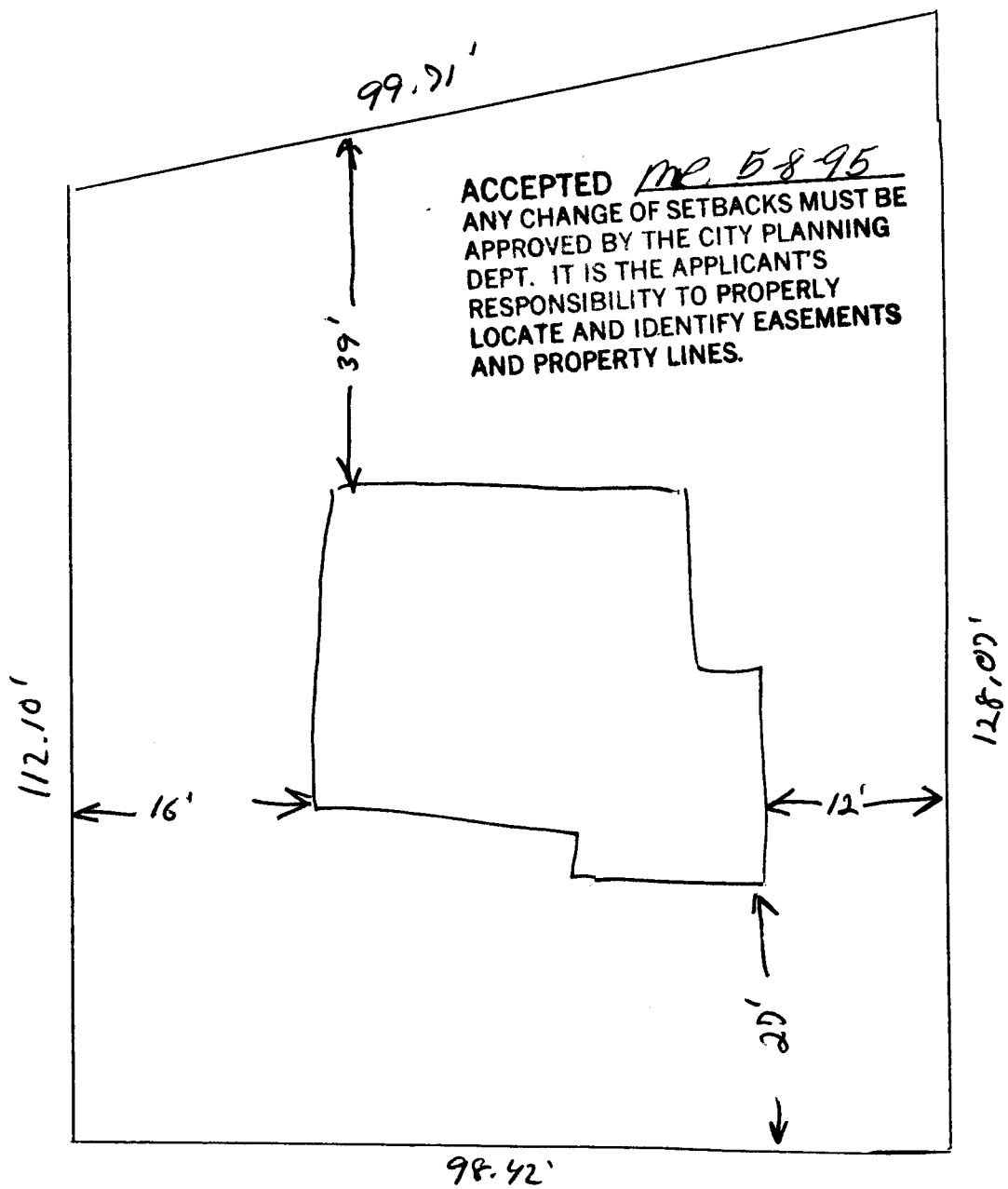
Department Approval [Signature] Date 5-8-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8292-S/F

Utility Accounting [Signature] Date 5-8-95

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)



513 DOVE CT
LOT 9