

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53577

53577

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

002-662501-



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>515 Dove Ct</u>	TAX SCHEDULE NO. <u>245-083-22-008</u>
SUBDIVISION <u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2073</u>
FILING <u>2</u> BLK <u>3</u> LOT <u>8</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Bennett Const</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>7</u> THIS CONSTRUCTION
(1) ADDRESS <u>833 24 1/2 Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>7</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0795</u>	USE OF EXISTING BLDGS <u>2</u>
(2) APPLICANT <u>LARRY BENNETT</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW S.F.</u>
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Same</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 about 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>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>28'</u>	
	CENS.T. <u>14</u> T.ZONE <u>91</u> 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 <u>[Signature]</u>	Date <u>9/29/95</u>
Department Approval <u>[Signature] Ronnie Edwards</u>	Date <u>9-29-95</u>

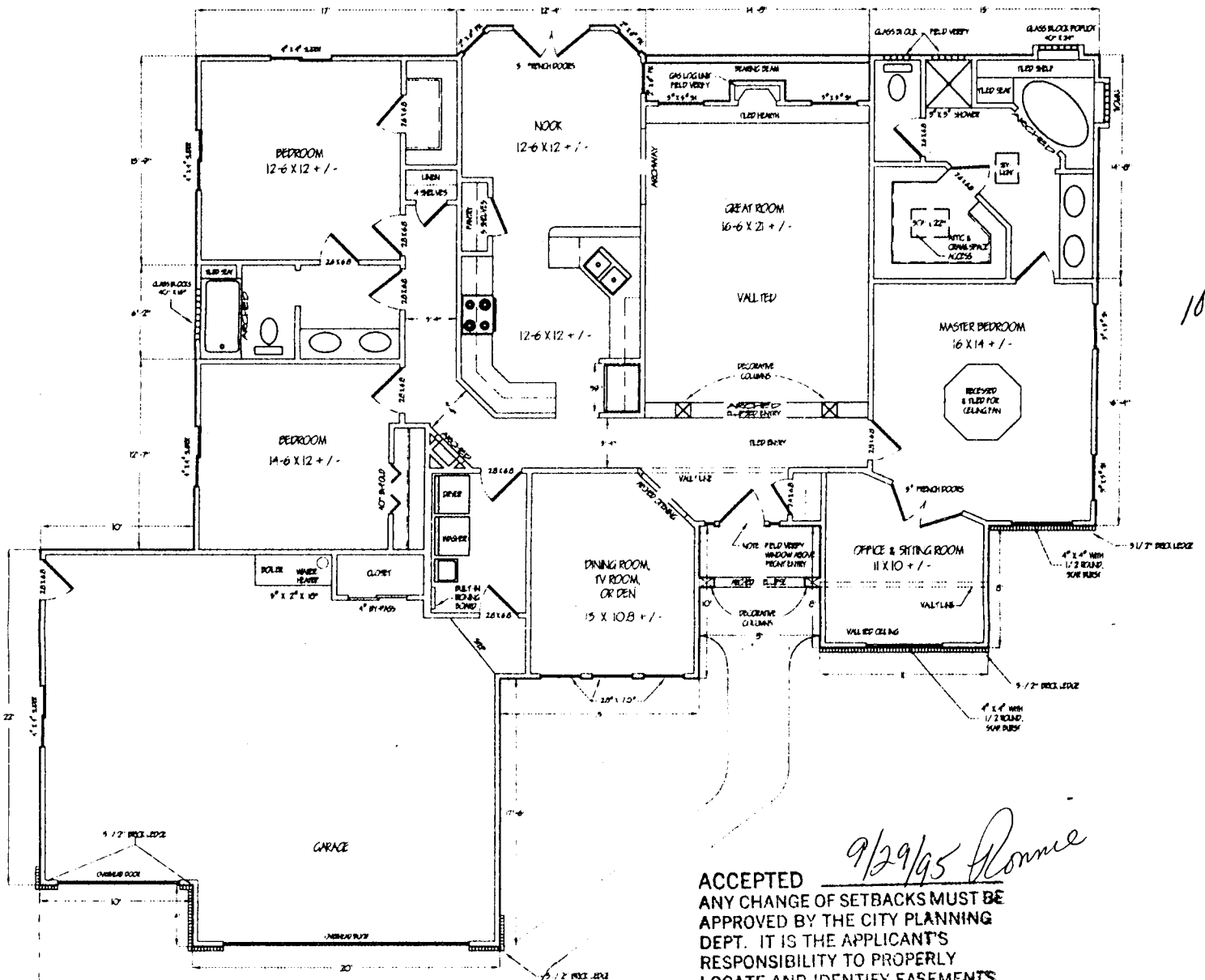
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8638 - S/F

Utility Accounting [Signature] Miltie Jowles Date 9-29-95

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)

96
1 +
20



10'
143'

9/29/95 Ronnie
 ACCEPTED
 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.

515 DOVE CT
 L8 B,2 F,2

28'

94'

Plot Plan
 Scale: 1/8" = 1'

DOVE COURT

PROJECT: Model Zion 2073 Sq. Ft.
 BENNET CONSTRUCTION
 PREPARED FOR: 833 24 1/2 Road
 Grand Junction, Colorado 81505
 (970) 241-0795

Fairchild
 Drafting & Design
 711 EAST CLEVELAND AVE. • FRUITA, COLORADO 81521
 (970) 858-1454
 DATE: September 17, 1995