

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	53321
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

5002-6630-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>517 Dove court</u>	TAX SCHEDULE NO. <u>2945-083-00-115</u> 22-007?
SUBDIVISION <u>So. Rim # 2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2,000.</u>
FILING <u>2</u> BLK <u>3</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Calvin Builders LLC</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1879 Deer park Cir. so.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>256-0890</u>	USE OF EXISTING BLDGS <u>Res</u>
(2) APPLICANT <u>Mark Calvin</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>1879 Deer park Cir. so.</u>	<u>New Home Res. - S/F</u>
(2) TELEPHONE <u>256-0890</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>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>8-29-95</u>
Department Approval <u>Lonnie Edwards</u>	Date <u>9-6-95</u>

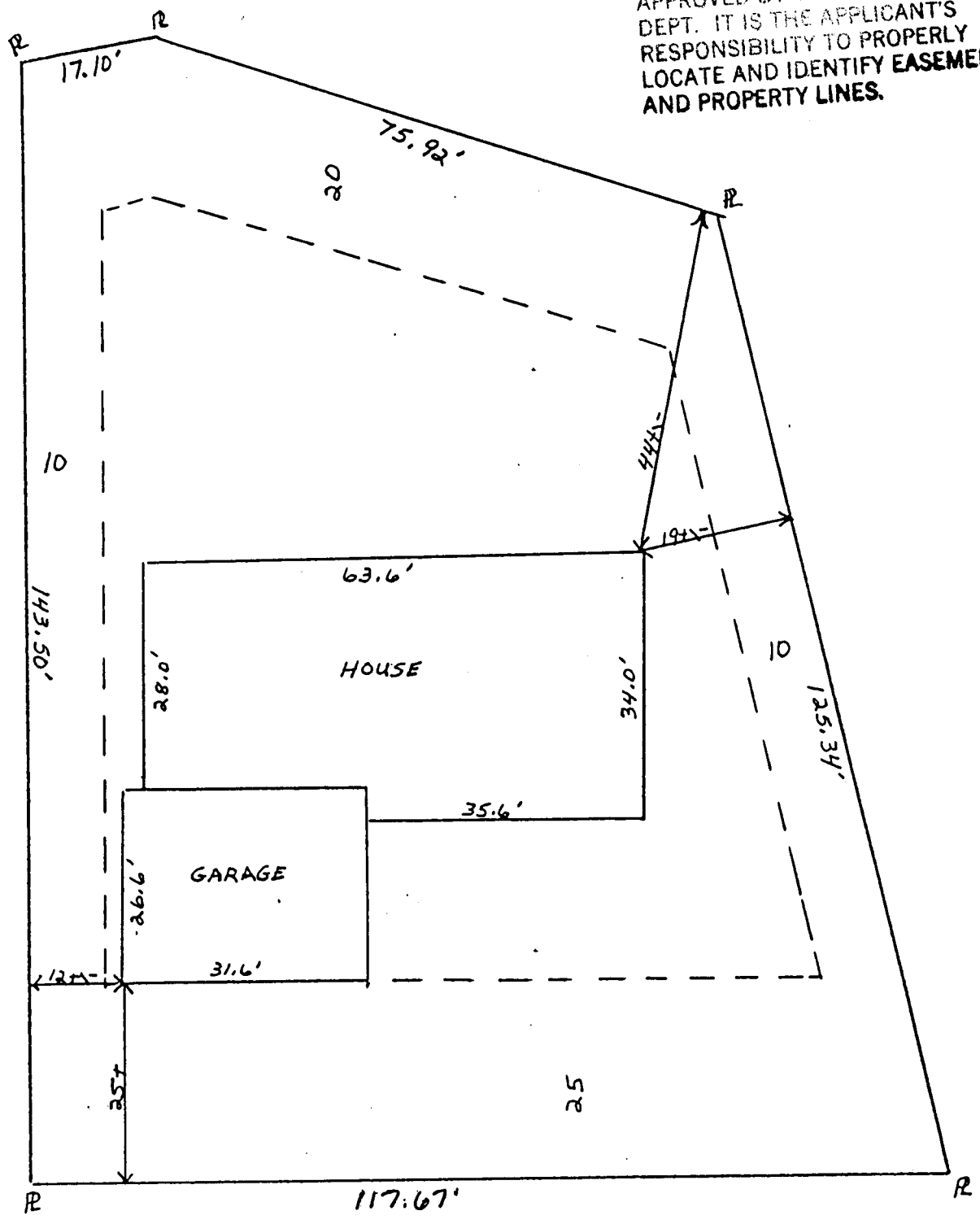
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8586 S/F

Utility Accounting <u>Millie Fowler</u>	Date <u>9-6-95</u>
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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)

ACCEPTED *Annice 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



517 DOVE COURT

LOT 7 BLK 3 FILLING #2

LOT 13865 SQ.FT.

SCALE
 1" = 20'