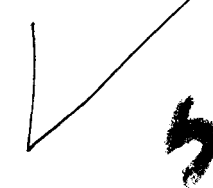


FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 52968

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

5002-6675-01



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2334 South Rim Dr. TAX SCHEDULE NO. 2945-083 21 003  
 SUBDIVISION South Rim Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2931  
 FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER Wilco Enterprises NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 545 El Rio Court. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE -242-2203 USE OF EXISTING BLDGS 0  
 (2) APPLICANT Wilco Enterprises DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS 545 El Rio SINGLE Family Res.  
 (2) TELEPHONE 242-2203

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  
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).

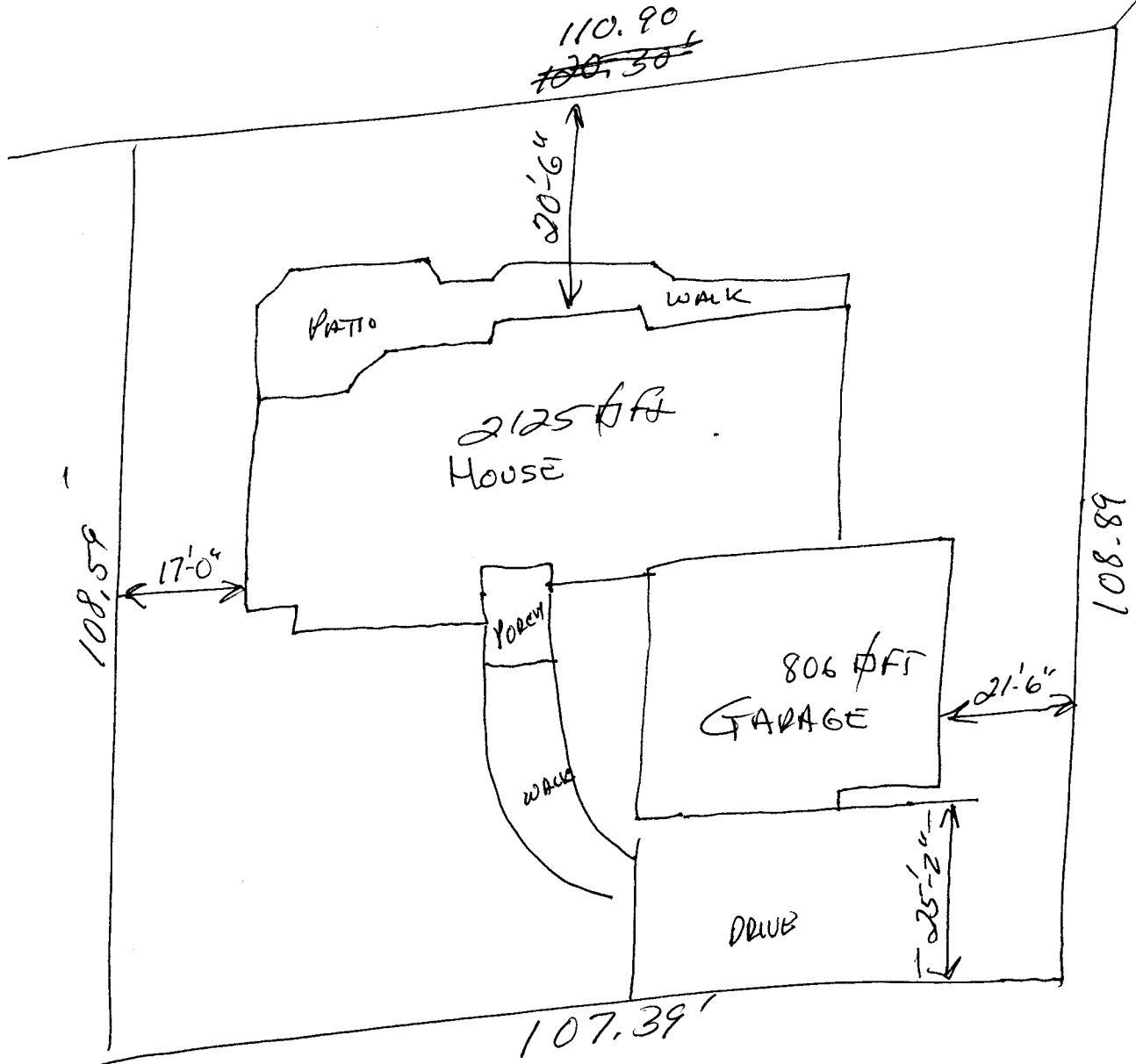
Applicant Signature [Signature] Date 8/2/95  
 Department Approval [Signature] Date 8-2-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8505 - S/F  
 Utility Accounting [Signature] Date 8-2-95

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)

ACCEPTED MC 8-2-95  
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.



2334 South River Drive