

FEE \$ 10.00

BLDG PERMIT NO. 51436

TCP - 0 -

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2328 WREN CRT TAX SCHEDULE NO. 2945-083-22-023
 SUBDIVISION SOUTH RIM FILING SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2720 + 738
 FILING 2 BLK 13 LOT 23 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER AJW ENTERPRISES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 545 EL RIO CRT.
 (1) TELEPHONE 303 242-2203 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT WILCO ENT. USE OF EXISTING BLDGS SINGLE FAMILY RES.
 (2) ADDRESS 545 EL RIO CRT DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 303 242-2202 NEW BUILDING

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACC approval

 Maximum Height _____ received
 CENSUS TRACT 14 TRAFFIC ZONE 91

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).

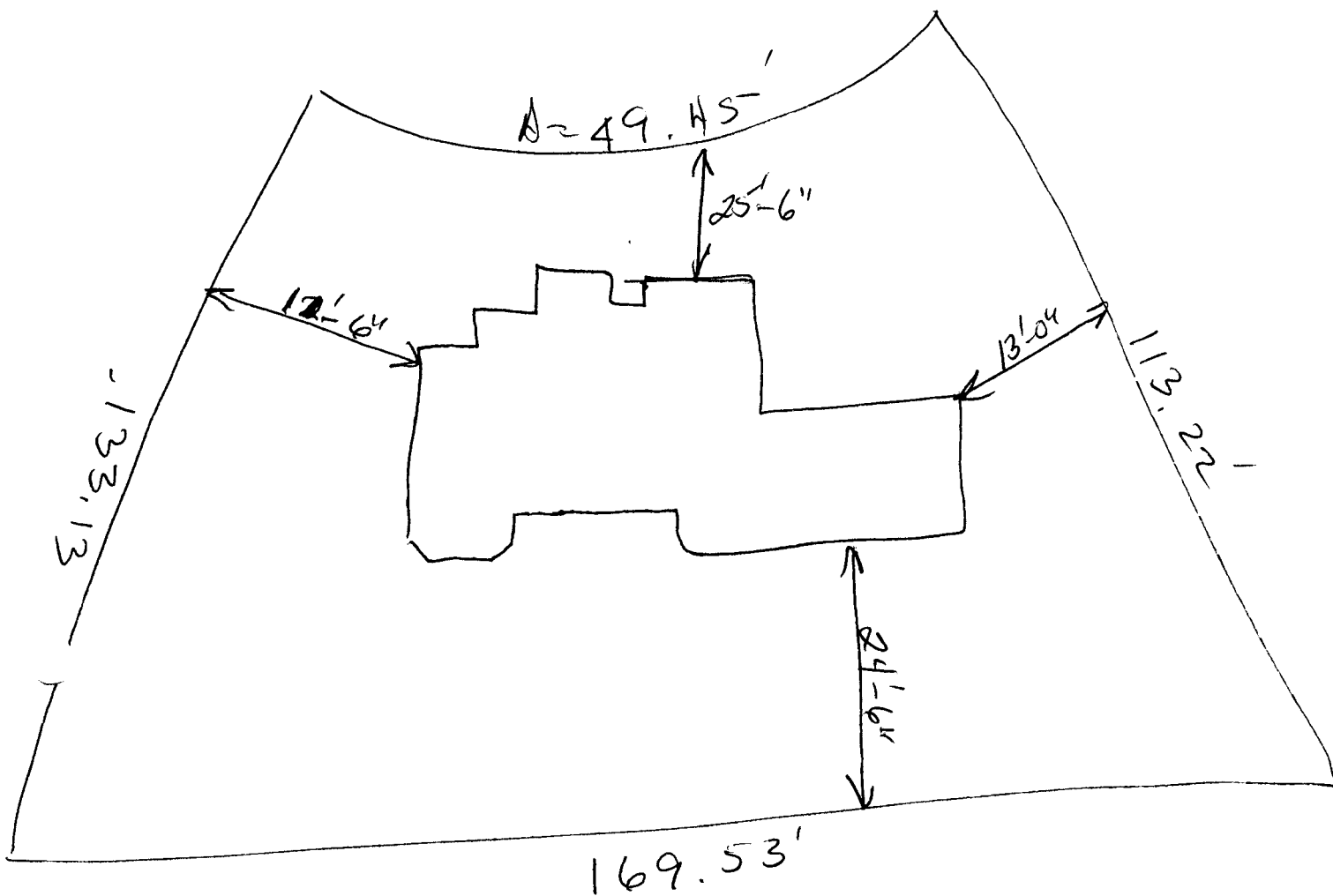
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3/15/95
 Department Approval [Signature] Date 3-15-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8175
 Utility Accounting [Signature] Date 3/15/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED MC 3-15-95
 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.

LOT # 23 Block #3
 FILING # 2

2328 WREN COURT

Wren Court.

Not to Scale - measurements are accurate

SOUTH RIM SUBDIVISION
Architectural Control Committee Application

Owner Name: A&W Enterprises (DAVE ANDERSON)
(DENNIS WILKIN)

Address: P.O. Box 3741 GJT 81502

Phone: 242-22-03 (office) _____ (home)

Submittal Date: 3/3/95 Estimated Construction Start Date 3/7/95

Pre-Construction Approval Date 3/3/95 Estimated Const. Complete Date 6/1/95

Final Completion Acceptance Date: Architectural 3/3/95 Landscape & Irr. _____

Conditions of Approval:

Architectural Plans and Specifications:

1. Provide Minimum 25 foot front yard setback per plot
2. Provide Engineering Compliance letter
3. Exterior Materials and colors not approved - submit
4. by 4/1/95 -
5. Drainage to rear of lot in conjunction with lots 22 & 23
6. to the drainage subcell and collection at Lot 25
7. as shown
8. Roof 8/12 Pitch
9. _____
10. _____
11. _____
12. _____

Landscape and Irrigation Plans and Specifications:

1. Landscape and Irrigation plans to be submitted
2. by 4/15/95
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Approved for construction subject to the above conditions:

By: Dennis Wilkin
Chairman
South Rim Architectural Control Committee

Application Fee Paid: PL 3/3/95

ENGINEERING COMPLIANCE LETTER _____

2328 Wren
Court

Filing No. 2
Lot No. 23
Block No. 3

Sq. Ft. 2720 #
Plus 723 Gac

199 3/10/94 Sales
199 1990