

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55424

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 511 DOVE COURT TAX SCHEDULE NO. 2945-083-22-010  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2363  
 FILING 2 BLK 3 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER A&W ENTERPRISES NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. Box 3741  
 (1) TELEPHONE 970 242-2203 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS 0  
 (2) ADDRESS P.O. Box 3741 DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 970 242-2203 SINGLE FAMILY RESIDENCE

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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions ACCO approval req'd  
 Maximum Height 25' 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 3-15-96  
 Department Approval [Signature] Date 3-19-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9036  
 Utility Accounting [Signature] Date 3-19-96

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)

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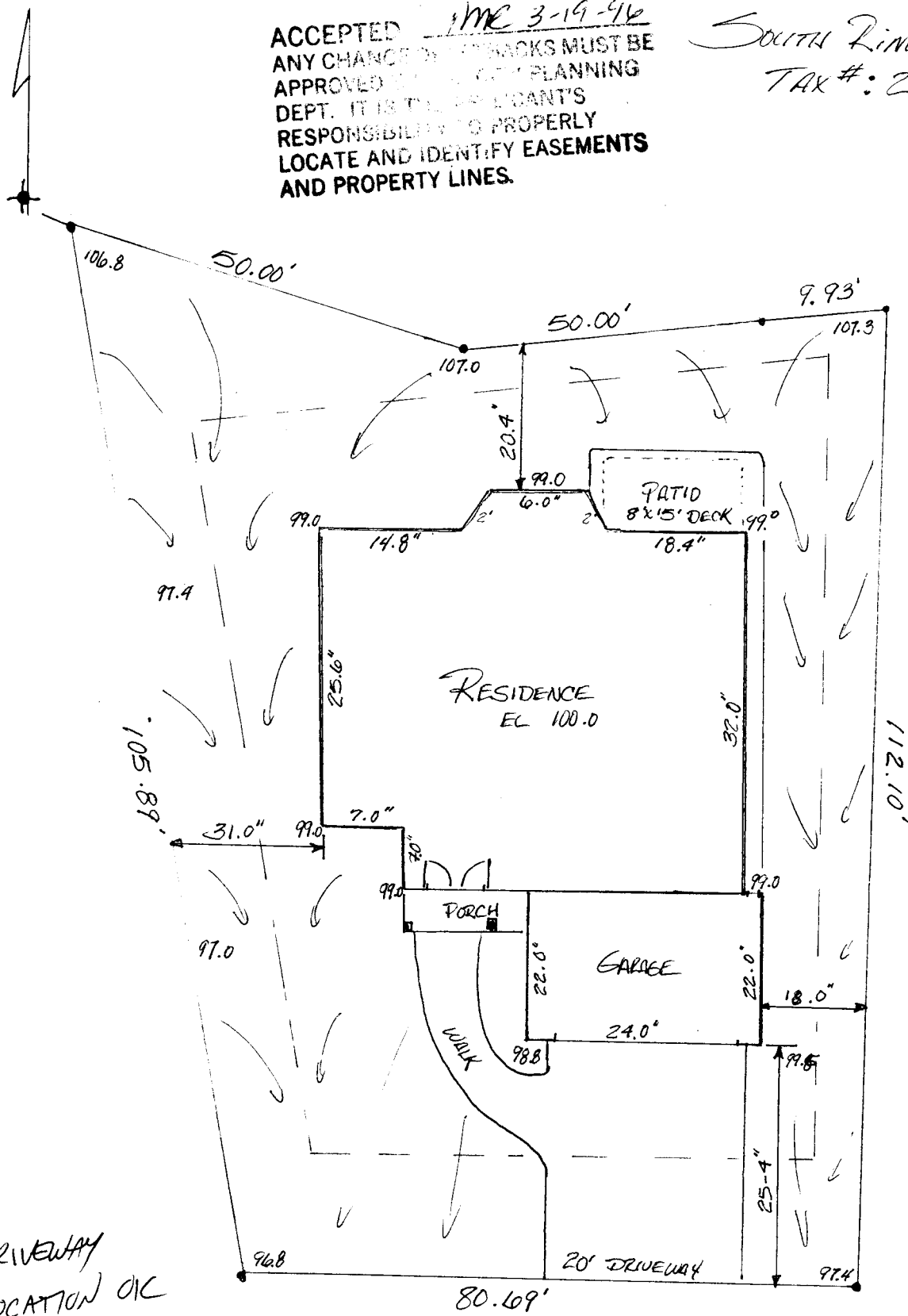
LEGAL:  
511 DOVE COURT

LOT #10 BLOCK #3 FILING 2

SOUTH RIM SUBDIVISION

TAX #: 2945-083-22-010

ACCEPTED ME 3-19-96  
ANY CHANGE OR REWORKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



DRIVEWAY  
LOCATION OK  
*J. K. O'Neil*  
3-18-96

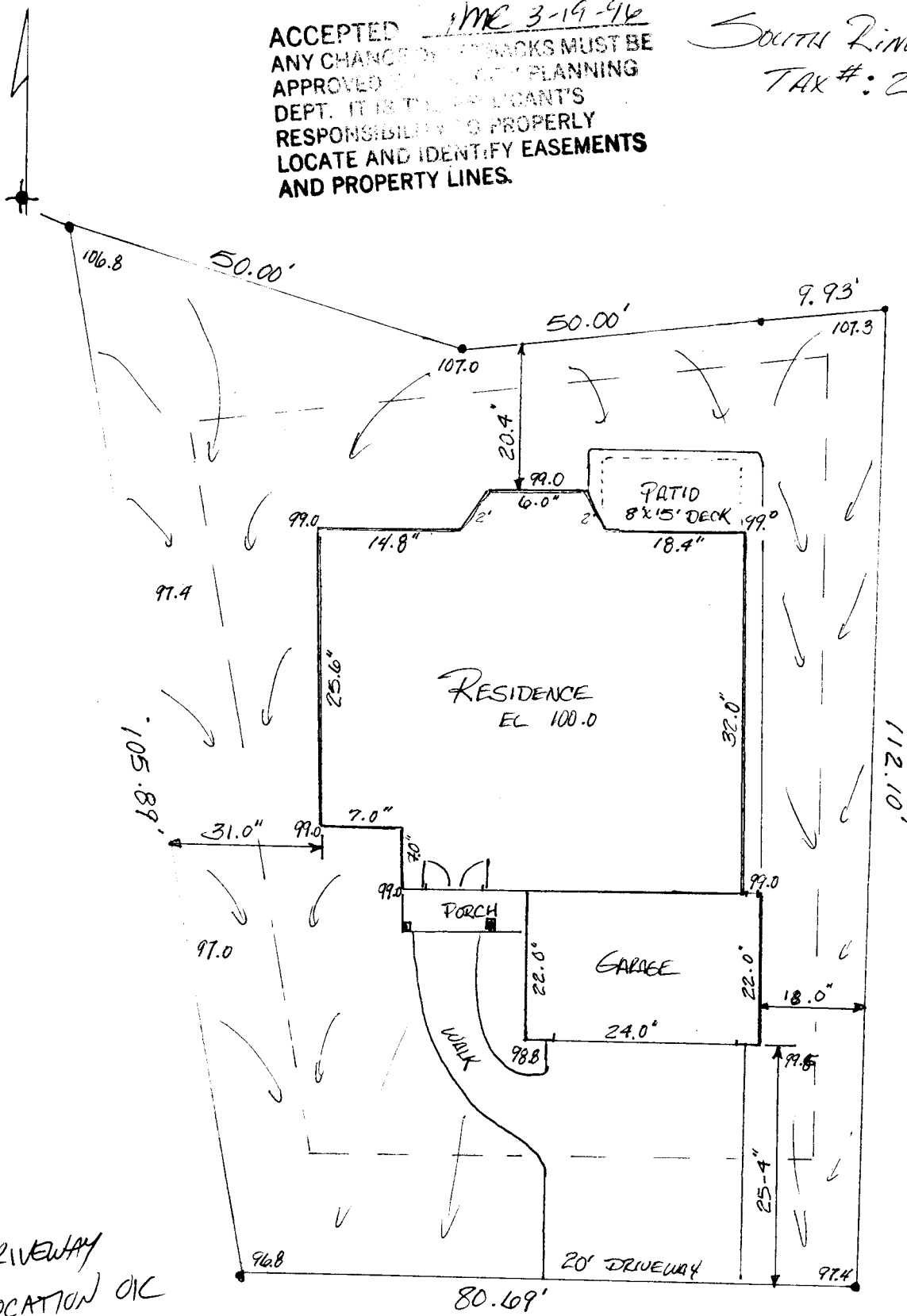
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