

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

BLDG PERMIT NO. 55291

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 512 Dove Court TAX SCHEDULE NO. 2945-053-32-026  
 SUBDIVISION South River SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2670  
 FILING 2 BLK 3 LOT 24 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Ivan Green & Roy Shultz NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 993 19 Rd Lunita  
 (1) TELEPHONE 858 9087 < NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Ivan Green USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE same New Home

**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 20' on corner lots 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  
 Maximum Height 28' Req'd.  
 CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ 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).

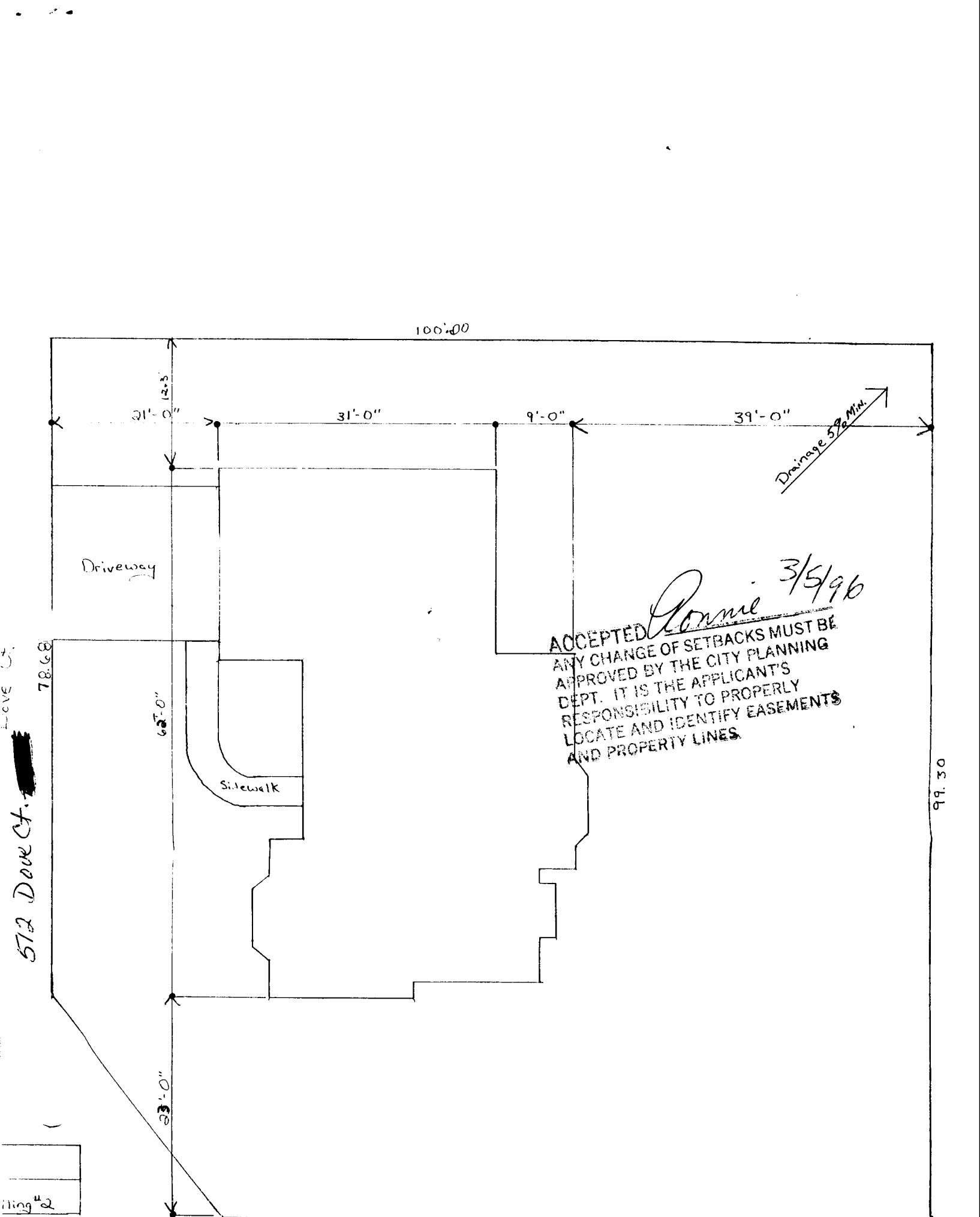
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Ivan Green Date 3/4-96  
 Department Approval Pornie Edwards Date 3/5-96

Additional water and/or sewer tap fee(s) are required: YES  NO  (W/O No.) 8993 S/F  
 Utility Accounting x Additional Date 3-5-96

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)



572 Dove Ct.

DRIVEWAY  
 LOCATION OK  
*J. Kiola*  
 3-4-96

		SCALE	DRAWN BY
			REVISED
DATE	APPROVED BY	DRAWING NUMBER	