

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 54888

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

5002-6635-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 519 Dove Court TAX SCHEDULE NO. 2945-083-22-006
SUBDIVISION South Rim Filing #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2618
FILING 2 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER John W. Myers NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 519 Dove Court NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-19 57
(2) APPLICANT Touchstone Construction USE OF EXISTING BLDGS N/A
(2) ADDRESS 300 Main St., #201 DESCRIPTION OF WORK AND INTENDED USE:
Grand Junction, CO 81501
(2) TELEPHONE 245-9629 Construction of a new 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 about 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' 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' required
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 1/17/96
Department Approval [Signature] Date 1-17-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8875-S/F
Utility Accounting [Signature] Date 1-17-96

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)

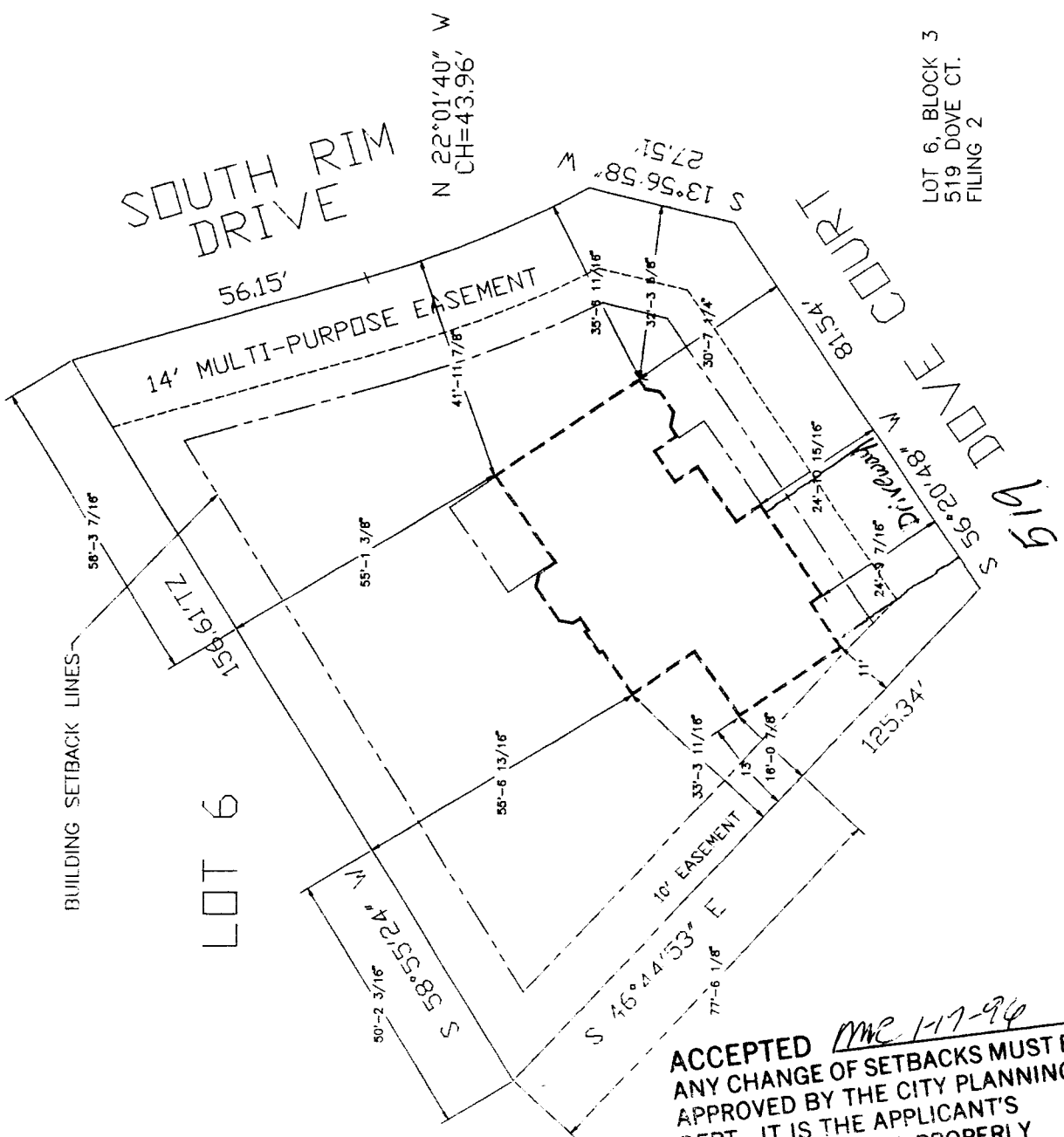
REVISIONS	DATE	BY	CHK
1	1-17-96		
2			
3			
4			
5			
6			
7			

Auto
 DRAFT
 CONSULTING ARCHITECTS
 GRAND JUNCTION, CO (970) 523-5158



KISSNER - WILSON & ASSOCIATES

3 OF 3
 1" = 10'
 12-27-95
 PLATTANONG
 PLATTANONG
 AUTOMATIC
 GRAND JUNCTION, CO



LOT 6, BLOCK 3
 519 DOVE CT.
 FILING 2

PLOT PLAN
 SCALE: 1" = 10' (EXCEPT WHERE NOTED)

DRIVEWAY LOCATION OK
J. Kissner
 1-17-96

ACCEPTED *MC 1-17-96*
 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.