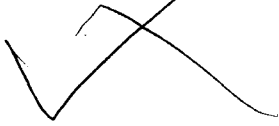


FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55562



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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 549 EL RIO COURT TAX SCHEDULE NO. 2945-074-23-001
SUBDIVISION EL RIO VILLAS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2364
FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER AW ENTERPRISES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO Box 3741 G.J.C
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT WILCO ENTERPRISES USE OF EXISTING BLDGS (HOUSE) RESIDENCE AREA
(2) ADDRESS PO Box 3741 DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 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-1.37 Maximum coverage of lot by structures _____
SETBACKS: Front 20' on El Rio Ct. - 25' on E Rio Dr. from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height _____
0-96-90 CENS.T. 14 T.ZONE 90 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 3-28-96

Department Approval [Signature] Date 3/28/96

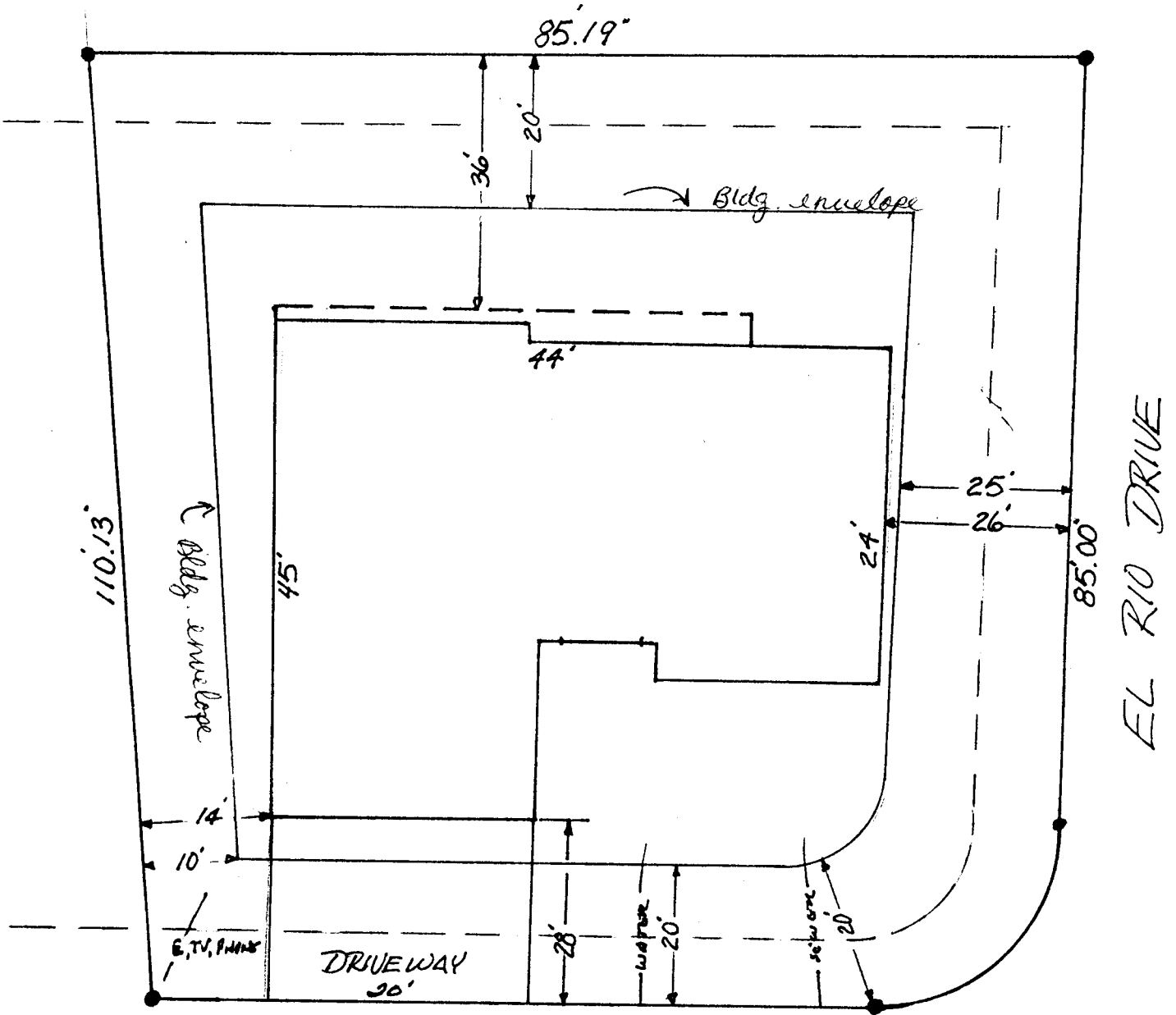
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9075

Utility Accounting [Signature] Date 3-29-96

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)

ACCEPTED *Ronnie* 3/28/96
 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.



549 EL RIO COURT

TAX # 2945-074-23-001
 LEGAL: LOT #1 BLOCK #1
 FILING #1 EL RIO VILLAS SUB.

DRIVEWAY LOCATION
 OK
J. K...
 3-28-96