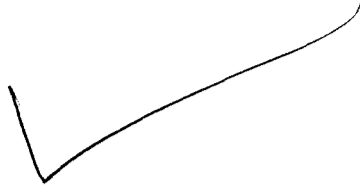


FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 58998

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 503 Dove ct TAX SCHEDULE NO. 2945-083-22-014
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2946
 FILING 2 BLK 3 LOT 14 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Cary or Shari Eidsness NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 435 ~~City~~ View
 (1) TELEPHONE H) 256-7817 or W) 256-1081 NO. OF BLDGS ON PARCEL
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bemis & Harrell Const USE OF EXISTING BLDGS Single Family Residence
 (2) ADDRESS P.O. Box 3648 Grand Jct. Co. 81502 DESCRIPTION OF WORK AND INTENDED USE: Construction
 (2) TELEPHONE (970) 243-8150 or 243-3738 of 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 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 38'
 CENSUS TRACT 1401 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).

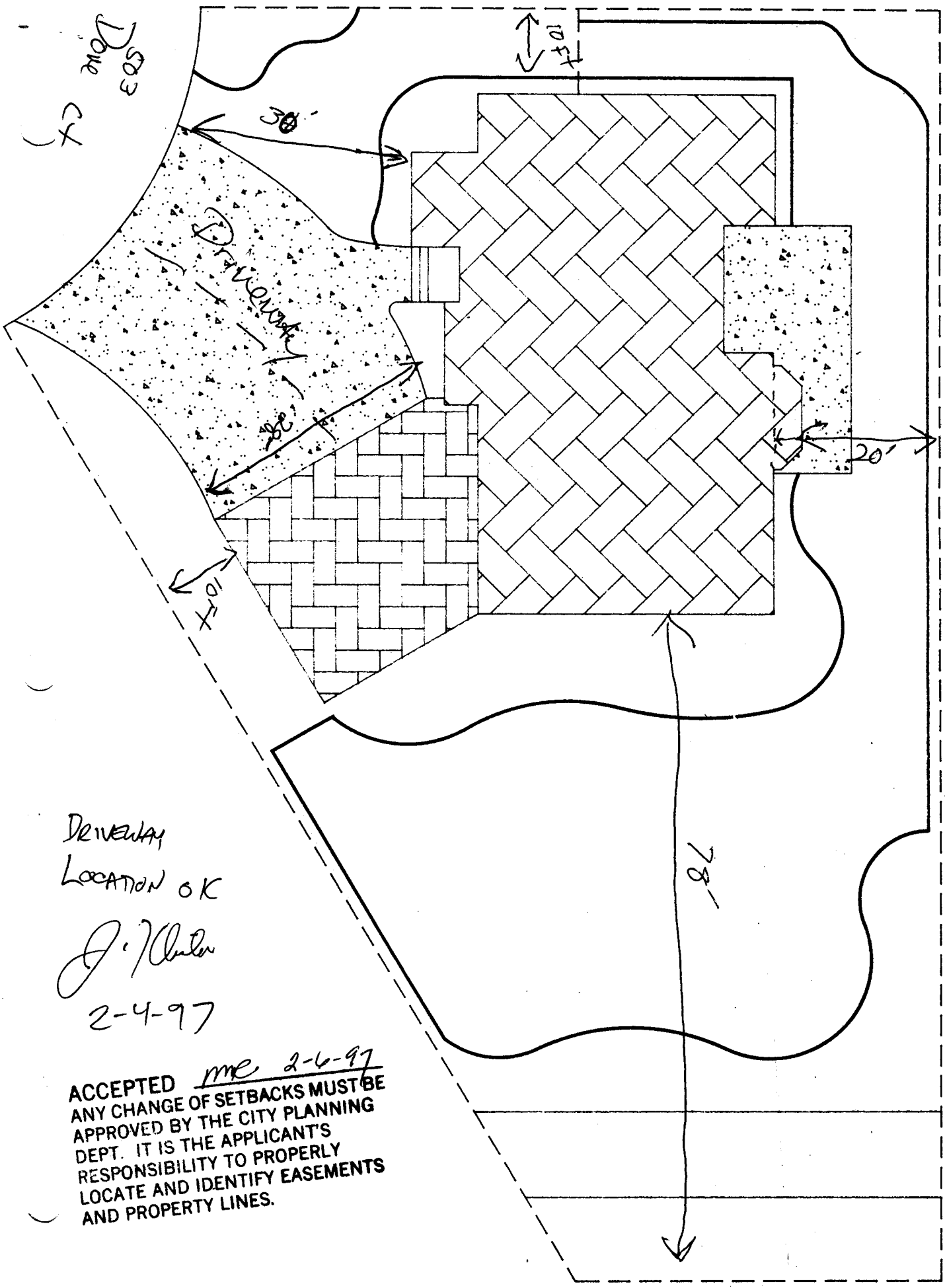
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-4-97
 Department Approval [Signature] Date 2-7-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9853
 Utility Accounting [Signature] Date 2/6/97

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)

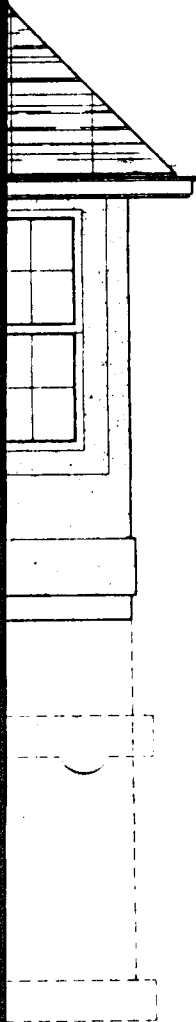


503
Dove
CT

DRIVEWAY
LOCATION OK

J. J. [Signature]
2-4-97

ACCEPTED me, 2-6-97
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.



EIDSNE
LOT 14, BLOCK 3, FILIP
GRAND JUN

DRAFTING SERVICES BY:
Sarakesh
DESIGN
 540 SPAIN ST. GRAND JUNCTION, CO
 (970) 243-8207

DRAWN BY:
 D. THOMPSON & TRAVAILL

CHECKED BY:

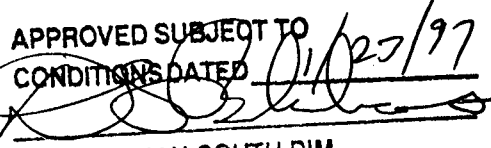
SCALE:
 1/4" = 1'-0"

DATE:
 12-16-96

SHEET NO.

A-1

EIDSNESS

APPROVED SUBJECT TO
 CONDITIONS DATED 01/23/97

 BY CHAIRMAN-SOUTH RIM
 ARCHITECTURAL CONTROL COMMITTEE