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BLDG PERMIT NO W5938

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2288 EL MONTE CT TAX SCHEDULE NO. 2945-071-32001

SUBDIVISION VISTA DEL RIO SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2410<sup>BASE</sup> 712 GAR

FILING 2 BLK 1 LOT 01 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DON WATKINS NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 900 REDUING MARSHALL RD. 65340 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 816-886-4355 USE OF EXISTING BLDGS 0

(2) APPLICANT WILCO ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS P.O. Box 3741 G.J. 81502 SINGLE FAMILY RESIDENCE

(2) TELEPHONE 970-242-2203

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-1.80 Maximum coverage of lot by structures —

SETBACKS: Front 25' from property line (PL) Parking Req't 2  
 or — from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions —

Maximum Height — CENSUS 1402 TRAFFIC 00 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 JUNE 19<sup>TH</sup> 98.

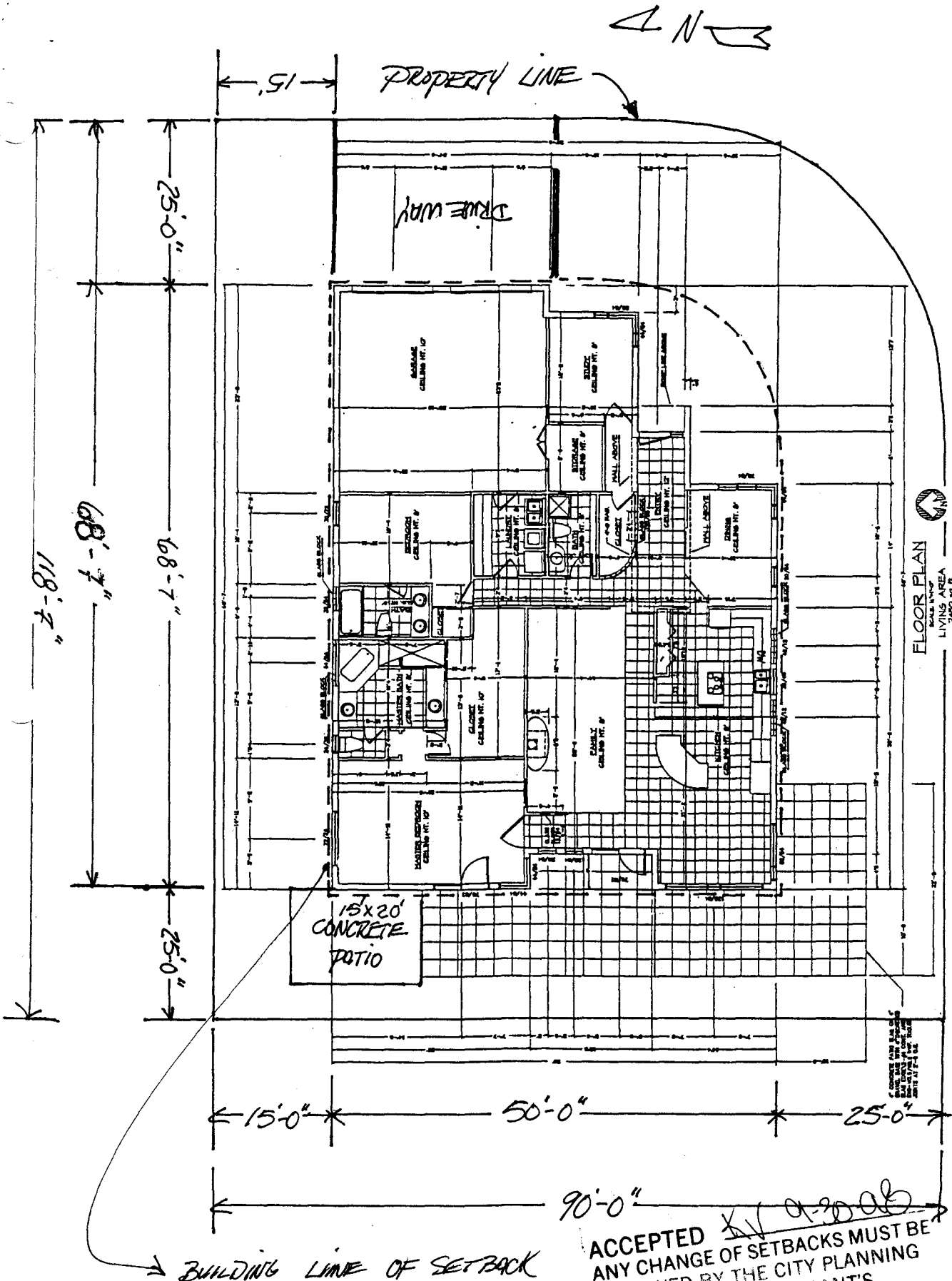
Department Approval [Signature] Date 9-30-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11643 TR 86867

Utility Accounting [Signature] Date 9-30-98

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 *KV 9-20-08*  
 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.

2288 EL MONTE CT. / 2945-071-32-01  
 LOT #1 Block #1  
 VISTA DEL RIO FILINGS TWO

REVENUE LOCATED OK.  
 DL Cashed 6/22/98