

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 63237

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

BLDG ADDRESS 2289 EL MONTE COURT TAX SCHEDULE NO. 2945-071-32-002

SUBDIVISION VISTA DEL RIO SUBDIU. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4011 INCLUDING 3 CAR GAR. & WALKOUT BASEMENT

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

(1) OWNER STEVEN A. KING & DAUN M. KING NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2415 BROADWAY, G.J. CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 242-8496 USE OF EXISTING BLDGS NONE

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

(2) ADDRESS PO Box 3741 SINGLE FAMILY RES

(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 PK-1.86 Maximum coverage of lot by structures —

SETBACKS: Front 25' from property line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 25' from PL Special Conditions Carve cannot overhang into easement.

Maximum Height — CENSUS 140P TRAFFIC 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 12/8/97

Department Approval [Signature] Date 3-4-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11048

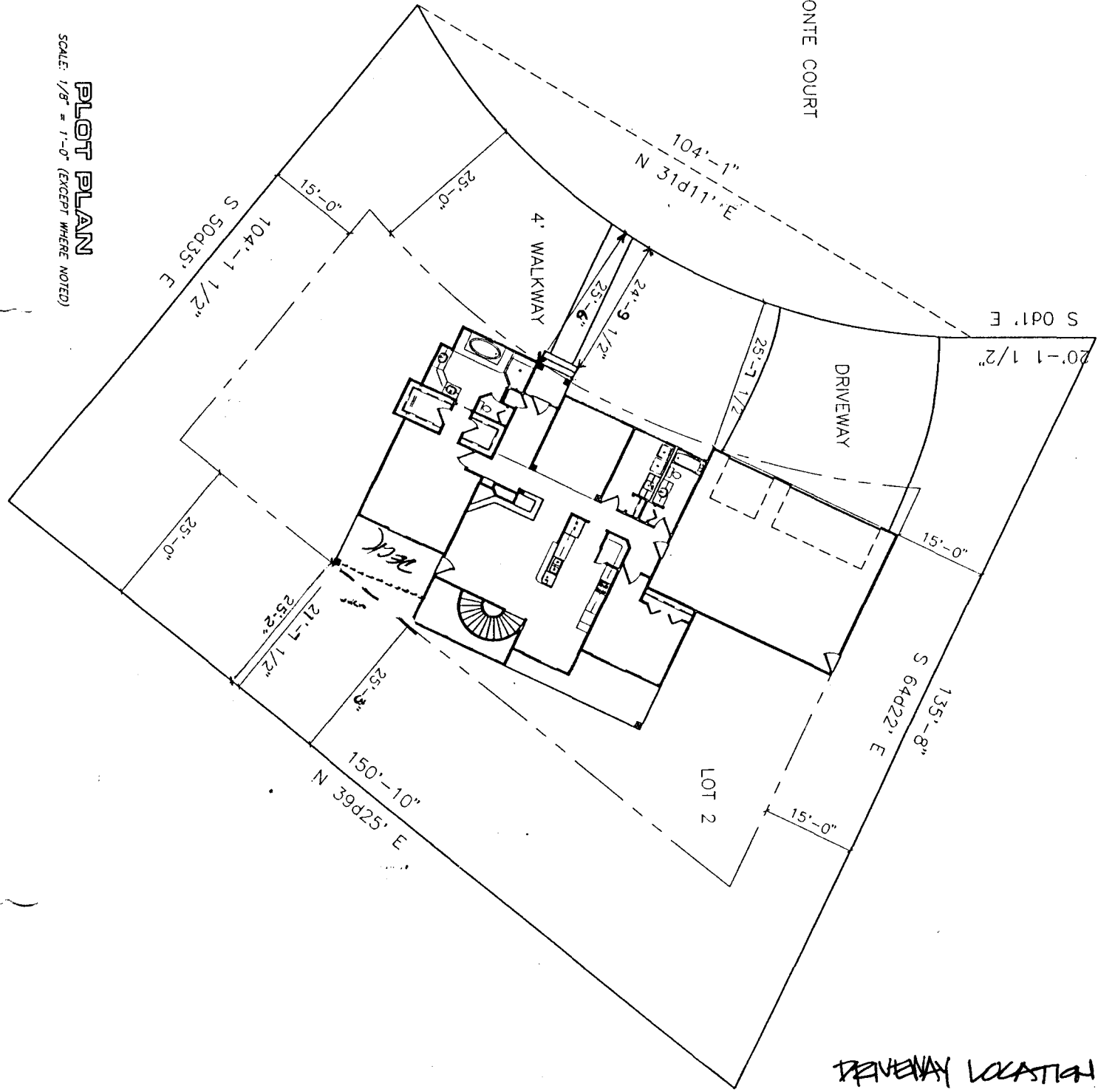
Utility Accounting [Signature] Date 3/4/98

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 3-4-98 *OK for MF*
 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.

MONTE COURT



*DRIVEWAY LOCATION
 OK. re checked
 2/2/98*

PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

WILCO ENTERPRISES
 PO BOX 3741, GRAND JUNCTION, CO 81502
 (970) 242-2203

Drawn by: **AUTODRAFT**
 PLOT DWG
 9-29-97
 1/8" = 1'-0"
 SHEET 4

ATTRIUM HOUSE

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS	4	3	2	1

VISTA DEL RIO SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE CHECKLIST

DATE RECEIVED 10/02/97 \$30.00 FEE _____

BUILDER: WILCO ENTERPRISES PHONE 742-2203

ADDRESS: 569 S. WESTGATE, GRAND JCT, CO

OWNER: STEVEN A. KING PHONE 742-8496

ADDRESS: P.O. BOX 896, GRAND JCT, CO 81502

SUBMITTAL FOR: FILING 2 LOT # 2 BLOCK 2

SETBACKS: SEE COMMENTS ACCESSORY BUILDINGS: NONE FENCES: NOT SHOWN

ENGINEERED FOUNDATION: REQUIRED BY BUILDING DEPARTMENT.

GEOLOGIC CONCERNS: HILLSIDE - MINIMIZES IRR. WATER ON SLOPES

LANDSCAPE/IRRIGATION PLAN: NOT SHOWN

GRADING/DRAINAGE PLAN: APPEARS ADEQUATE

SQUARE FOOTAGE: OK # OF STORIES/BSMT: 1 + WALKOUT

ROOFING MATERIAL: TILE - OK

30% MASONRY OR STUCCO SIDING: OK

REAR CURB APPEAL REQUIRED: YES - OK

HEIGHT LIMIT/~~ROOF PITCH RESTRICTION~~: OK

EXTERIOR COLORS: TO BE SUBMITTED. (AVOID OVERLY BRIGHT COLORS)

COMMENTS: MODIFY LOCATION OF REAR SUPPORT COLUMN FOR DECK/ROOF SO THAT COLUMN IS WITHIN SETBACK. PROVIDE LANDSCAPE/IRRIGATION AND FENCING PLANS FOR REVIEW PRIOR TO INSTALLATION.

ACCEPTED CONDITIONAL ACCEPTANCE REJECTED
(SEE COMMENTS)

BY: [Signature] DATE: 10/07/97