

FEE \$	<u>10.-</u>
TCP \$	<u> </u>
SIF \$	<u> </u>



BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

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

SUBDIVISION VISTA DEL RIO SUBD. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 4011

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

(1) ADDRESS 2415 Broadway NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-8496 USE OF EXISTING BLDGS Res.

(2) APPLICANT WILCO ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE:
Retaining Wall Rear of Property

(2) ADDRESS PO Box 3741 GN

(2) TELEPHONE 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, 84 Maximum coverage of lot by structures _____

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

Side _____ from PL Rear _____ from PL Special Conditions Retaining wall only

Maximum Height _____ CENSUS 1402 TRAFFIC 90 ANNEX# _____

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 8/28/98

Department Approval [Signature] Date _____

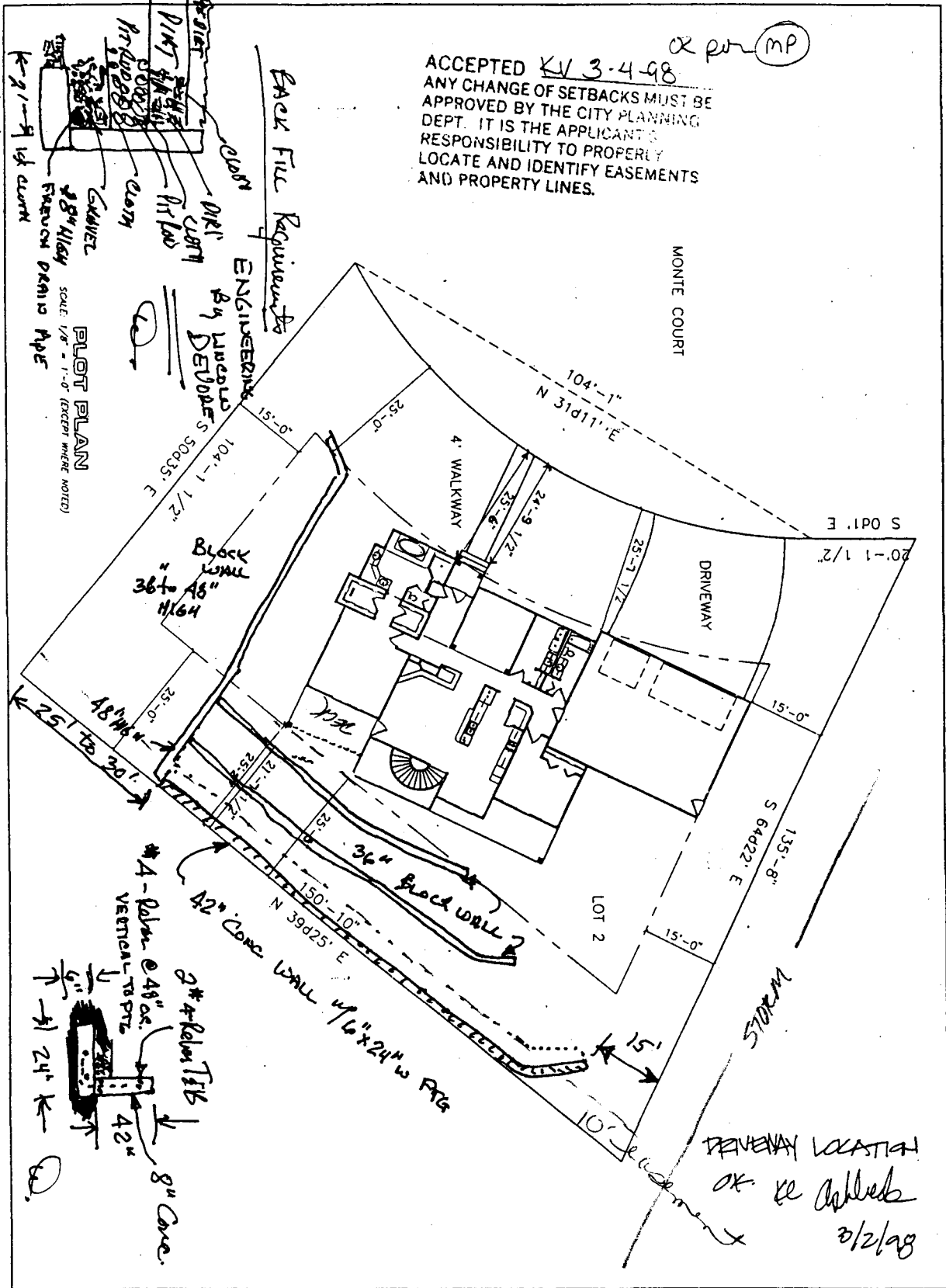
Additional water and/or sewer tap fee(s) are required YES _____ NO _____ W/O No. _____

Utility Accounting _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

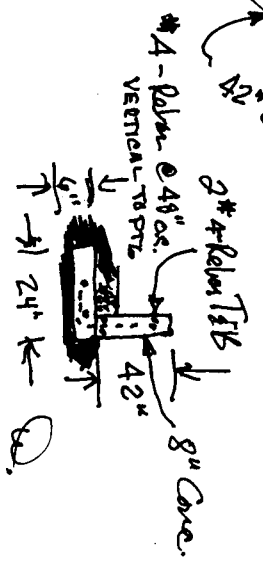
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED KV 3-4-98 MP
 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.



← 6' → 3' RD CLARK
 ← 4' → 2' RD CLARK
 ← 2' → 1' RD CLARK

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



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

DATE: 3-4-98	BY: [Signature]
AUTOMATICALLY PLOTTED	DATE: 3-4-98
SCALE: 1/8" = 1'-0"	SHEET: 1

ATTRIUM HOUSE

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-0100

NO.	DATE	REVISIONS