

FEE \$	10.00
TCP \$	500.00
SIF \$	—



BLDG PERMIT NO. 75132

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 548 EL RIO COURT TAX SCHEDULE NO. 2945-074-23-007  
 SUBDIVISION EL RIO VILLAS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2240 + 740  
 FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) - 0 -  
 (1) OWNER S4W 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  
 (1) TELEPHONE 970 242-2203  
 USE OF EXISTING BLDGS SINGLE FAMILY RES  
 (2) APPLICANT WILCO ENT. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 569 S. WESTGATE DR. #1  
 (2) TELEPHONE 970-242-2203 NEW SINGLE FAMILY RES.

**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 PR4.7 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' ± 25' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 1401 TRAFFIC 900 ANNX# \_\_\_\_\_

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 5/5/00

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s), are required: YES \_\_\_\_\_ NO  W/O No. 13193

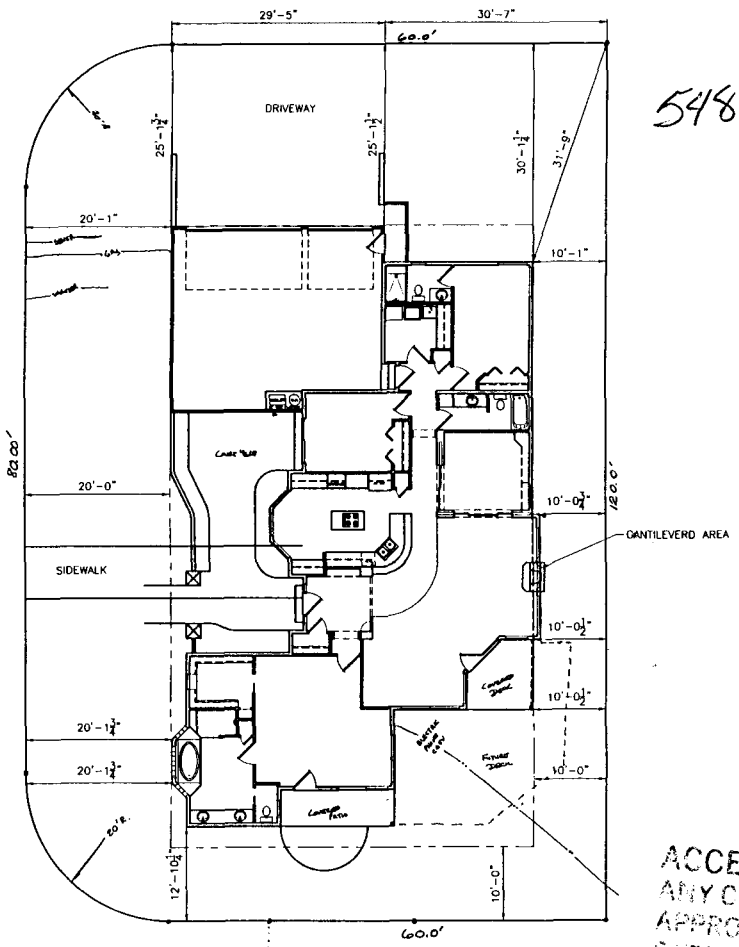
Utility Accounting [Signature] Date 5-15-00

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)

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

EL RIO COURT



548 EL RIO VILLAS  
 LOT 7

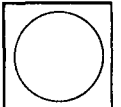
DRIVE OK  
 End *wh*  
 5/8/00

ACCEPTED *5/15/00* 5/15/00  
 ANY CHANGE OF SETBACKS WILL  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

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

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**AutoDRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782



WILCO ENTERPRISES  
 EL RIO VILLAS LOT 7  
 548 EL RIO COURT

Drawn By	AUTODRAFT
File Name	
Date	X-X-X
Scale	1/8" = 1'-0"
Sheet	SHEET 3