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

BLDG PERMIT NO. 87659



Your Bridge to a Better Community

BLDG ADDRESS 513 Dove Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 400  
 TAX SCHEDULE NO. 2945-083-22-009 SQ. FT. OF EXISTING BLDGS 1957  
 SUBDIVISION South Rim Filing 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 2357  
 FILING \_\_\_\_\_ BLK 3 LOT 9 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER John W. Temmer NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 513 Dove Ct USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 970-242-5342 DESCRIPTION OF WORK & INTENDED USE Home addition  
 (2) APPLICANT \_\_\_\_\_ Bedroom & Office  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 28' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 John W. Temmer Date 1-2-03  
 Department Approval Gayleen Henderson Date 1-2-03

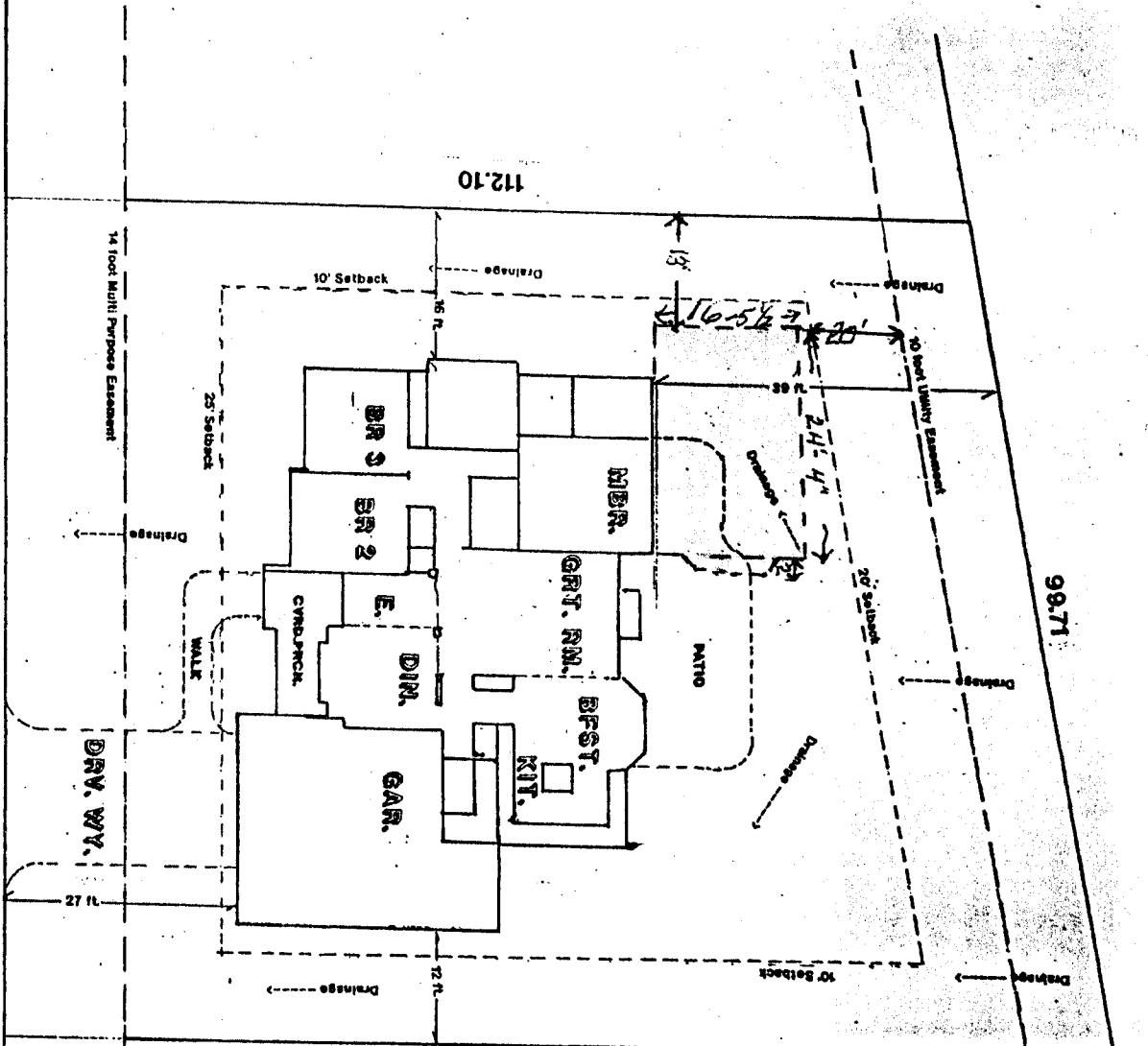
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Markell Cole</u>		Date <u>1/2/03</u>

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)

DOVE COURT

98.42



1-2-03  
**ACCEPTED** *Gayles Henderson*  
 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.


**THE GUNNISON**  
 613 DOVE COURT  
 Lot 9 Block 3 South Rim Filing No. Two


**Robert Butler**  
 CUSTOM HOMES  
 8800 Redder Mesa Rd.  
 (903) 346-0788  
 WILMINGTON, CO 80577