

FEE \$	10.00
TCP \$	0
SIF \$	272.00



10

BLDG PERMIT NO. _____

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

BLDG ADDRESS 547 EL RIO COURT TAX SCHEDULE NO. 2945-07423-002
 SUBDIVISION EL RIO VILLAS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2850
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER RICHARD & SHIRLEE LABUDA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 320 KALEY DR, FRUITA
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 858-0237
 (2) APPLICANT WILCO ENTERPRISES, LLP. USE OF EXISTING BLDGS 0
 (2) ADDRESS PO Box 3741 DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 970-242-2203 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

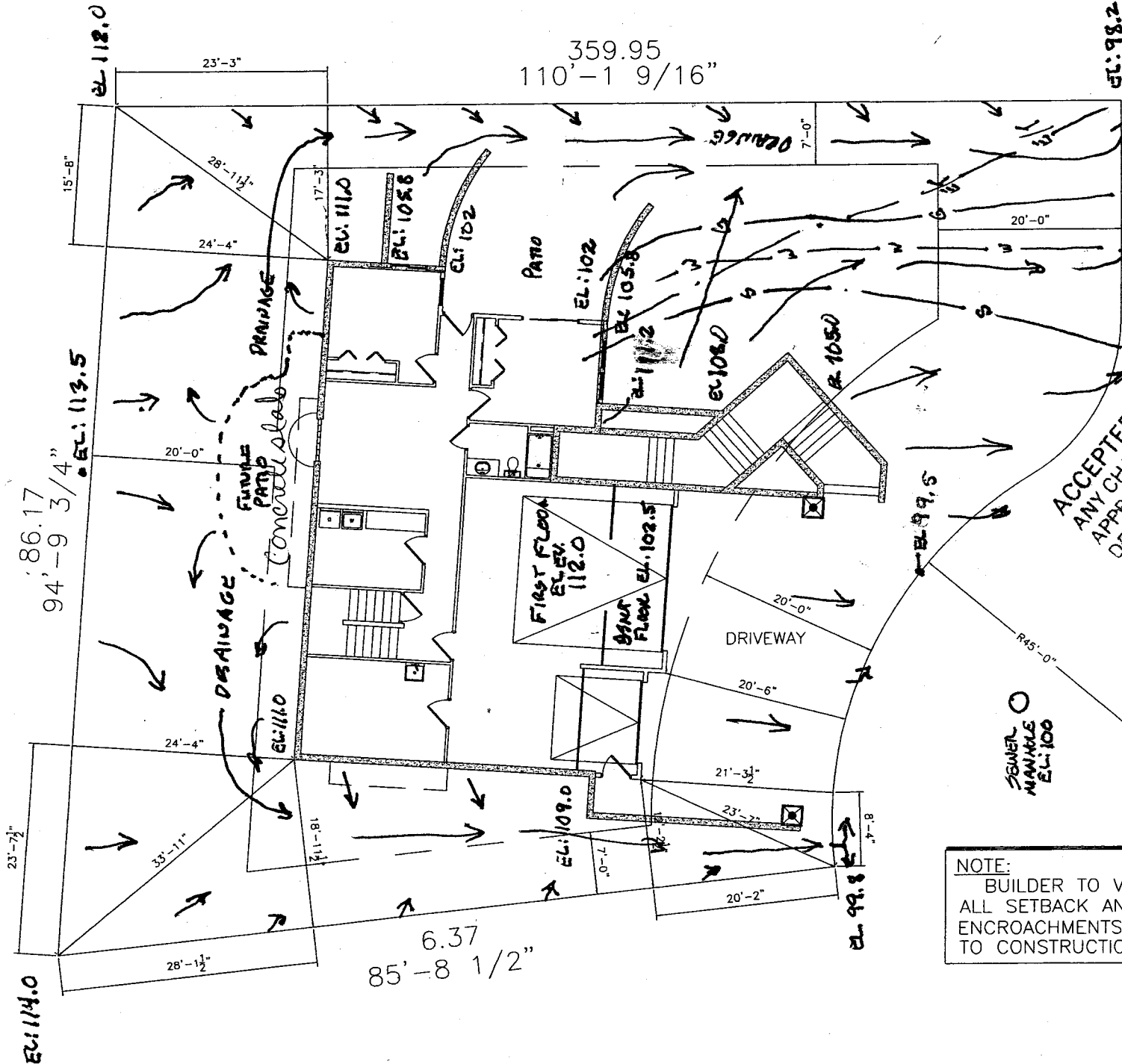
ZONE RD A Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 7' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 9/15/03
 Department Approval [Signature] Date 10/6/03
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 16627
 Utility Accounting [Signature] Date 10/6/03

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 BY THE CITY OF EL PASO
 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.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

9/18/03
 WILCO ENTERPRISES, L.L.P.
 PO BOX 3741
 GRAND JUNCTION CO
 81502

547 EL PASO
 LOT 2
 BLOCK 1
 EL RIO VILLAS
 SUBDIVISION