

FEE \$ 500

BLDG PERMIT NO. 48641

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

300-3895-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2565 Cornell Drive TAX SCHEDULE NO. 2701-344-15-004  
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1640  
 FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) n/a  
 (1) OWNER Nancy Kisor Wilson NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 336 Main St  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-2801 USE OF EXISTING BLDGS n/a  
 (2) APPLICANT Touchstone Const. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 336 Main St  
 (2) TELEPHONE 241-2801 new residential home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS TRACT 10 TRAFFIC ZONE 18

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).

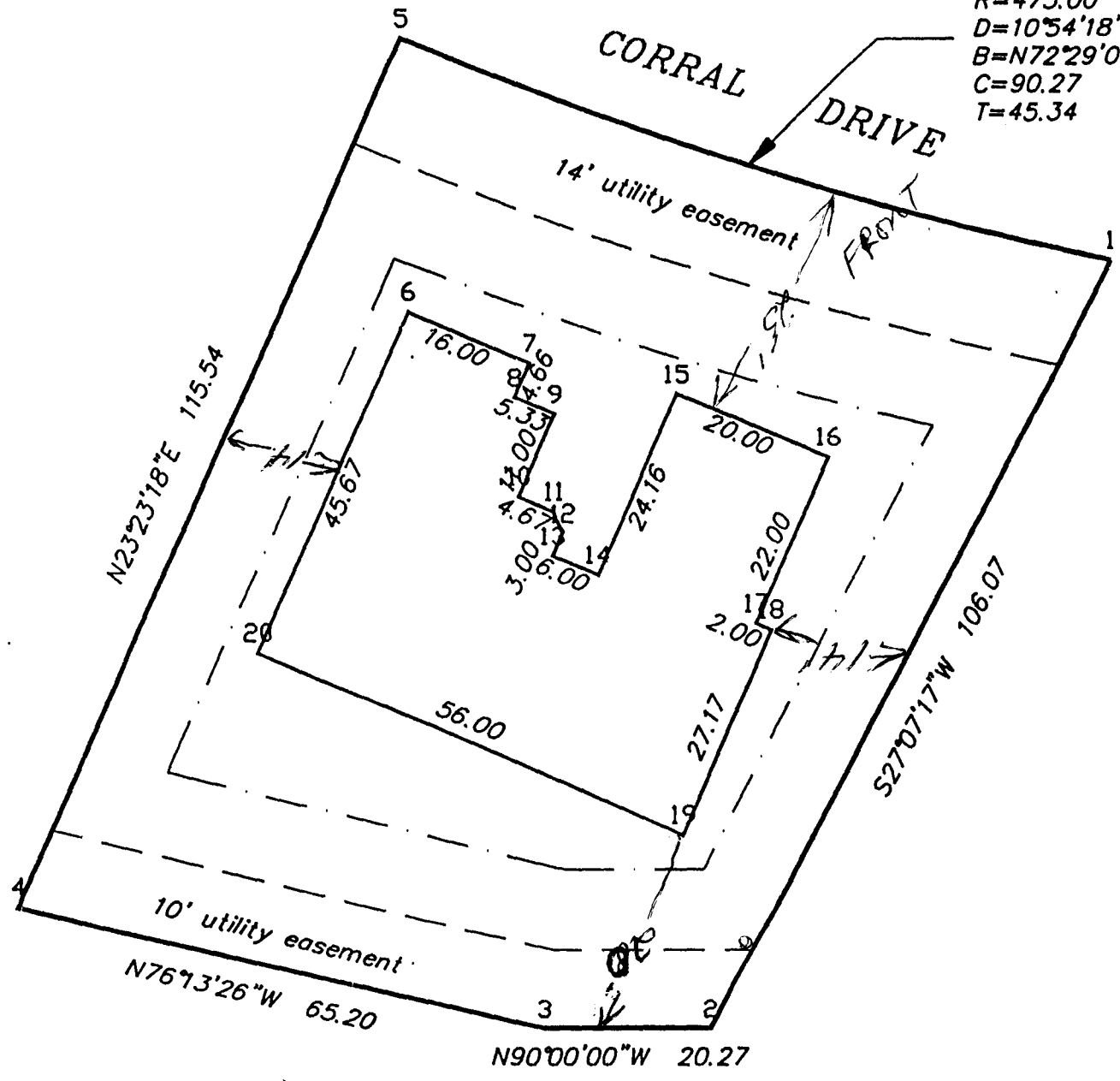
Applicant Signature Nty Thompson Date 5/16/94  
 Department Approval Ronnie Edwards Date 5/16/94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7571  
 Utility Accounting Millie Fowler Date 5-17-94

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

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

A=90.41  
 R=475.00  
 D=10°54'18"  
 B=N72°29'00"W  
 C=90.27  
 T=45.34



PtNo.	North(y)	East(x)	Elev(z)	Description
1	9702.30	11833.39	0.00	
2	9607.89	11785.03	0.00	
3	9607.89	11764.76	0.00	
4	9623.42	11701.44	0.00	
5	9729.46	11747.30	0.00	
6	9696.13	11748.27	0.00	
7	9689.78	11762.96	0.00	
8	9685.50	11761.11	0.00	
9	9683.39	11766.00	0.00	
10	9673.29	11761.63	0.00	
11	9671.44	11765.91	0.00	
12	9668.81	11766.96	0.00	
13	9666.06	11765.76	0.00	
14	9663.67	11771.28	0.00	
15	9685.85	11780.87	0.00	
16	9677.91	11799.22	0.00	
17	9657.72	11790.49	0.00	
18	9656.92	11792.33	0.00	
19	9631.99	11781.54	0.00	
20	9654.22	11730.14	0.00	

ACCEPTED *Annie Edwards*  
 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. 5/16/94

**BUILDING LAYOUT**

LOT 4, BLOCK 2, WILSON RANCH FILING NO. 3

FOR: TOUCHSTONE CONST.		<b>Q.E.D. SURVEYING SYSTEMS Inc.</b> 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: N/A/
			DRAWN BY: MEM
SCALE:  1"IN = 20'FT			ACAD ID: WR3B2L4
			SHEET NO.
DATE: 5/11/94			FILE: 94124.4