

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50660

PLANNING CLEARANCE

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

TCP-500⁰⁰
305-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2577 Ranch Ct. TAX SCHEDULE NO. 2701-344-00-177
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1872
 FILING 4 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Harry Corwood NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1420 Houston, G.J. 68581
 (1) TELEPHONE 243-9781 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Steve Witt USE OF EXISTING BLDGS none
 (2) ADDRESS Box 2584 G.J. 68581 DESCRIPTION OF WORK AND INTENDED USE: Build
 (2) TELEPHONE 241-1000 Single-Family Residence

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 45 from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear 20' from PL or easement width Special Conditions eaves shall not extend into easements.
 Maximum Height _____ 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).

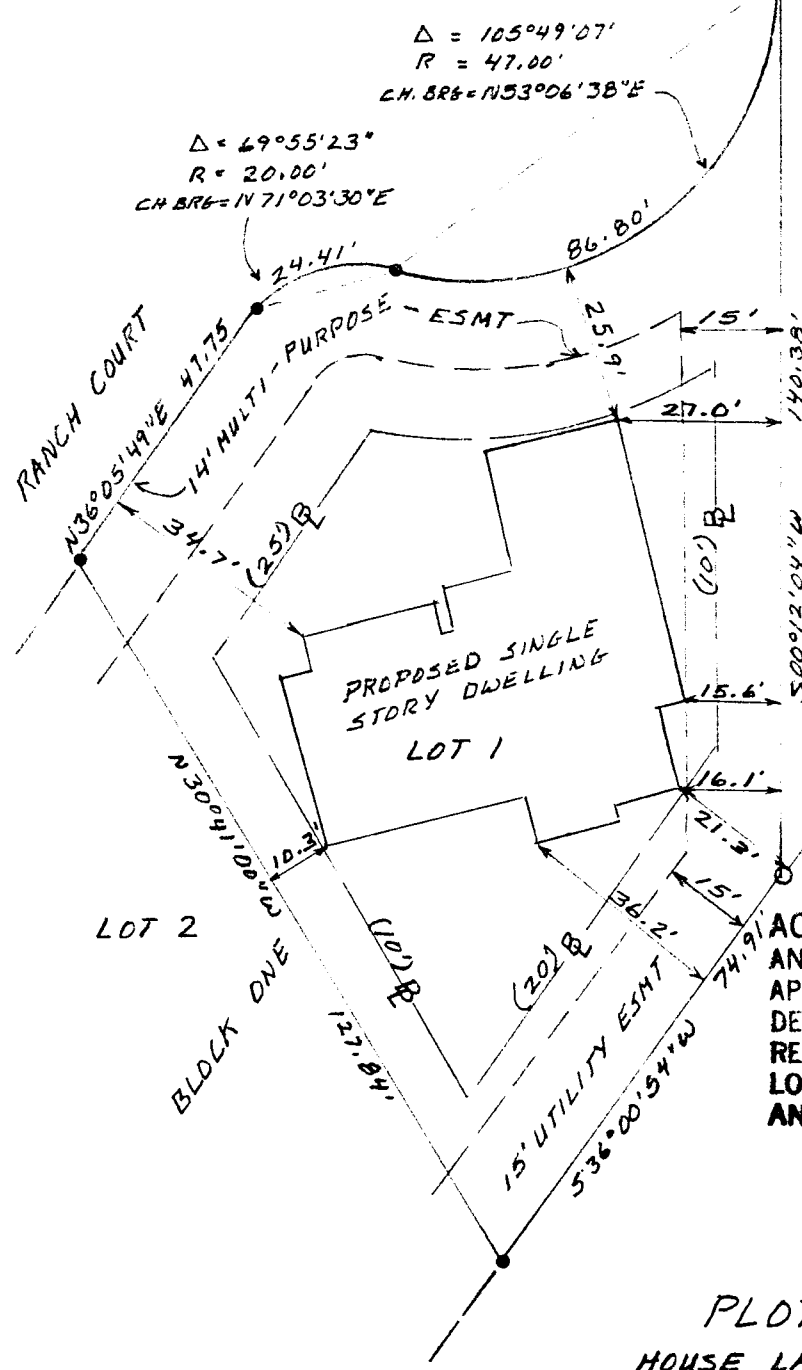
Applicant Signature Steve Witt Date 12/11/94
 Department Approval Ronnie Edwards Date 12/12/94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. Sec 11-9/11
 Utility Accounting Michelle French Date 12-12-94

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)

BK. 14, PG. 298



$\Delta = 105^{\circ}49'07''$
 $R = 47.00'$
 CH. BRG = $N53^{\circ}06'38''E$

$\Delta = 69^{\circ}55'23''$
 $R = 20.00'$
 CH. BRG = $N71^{\circ}03'30''E$

LEGEND

- FND MARKER LS 23877
- FND ARMSTRONG P&C
- ⊞ BUILDING LINE (SETBACK)

ACCEPTED *Ronnie 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.

L. H. Stib
 12/06/94

PLOT PLAN
 HOUSE LAYOUT LOT 1
 BLOCK 1 FILING 4 OF
 WILSON RANCH. REFER TO
 PLAT BOOK 14, PAGE 298, MESA
 COUNTY, COLORADO, LAND RECORDS
 FOR: STEVE WITT, BUILDER.