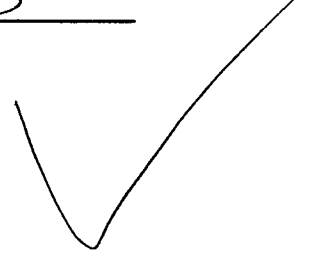


DATE SUBMITTED 4-25-94

BUILDING PERMIT NO. NA

FEE \$ 500

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



BLDG ADDRESS 745 Wilson Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 64

SUBDIVISION Wilson Ranch

FILING 1 BLK 1 LOT 5

SQ. FT. OF EXISTING BLDG(S) 2400

TAX SCHEDULE NO. 2701-344-03-005

NO. OF FAMILY UNITS (1) one

OWNER Richard L. Briggs &

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION (1) one

ADDRESS 745 Wilson Ct.

DESCRIPTION OF WORK AND INTENDED USE:
Garden Storage Shed

TELEPHONE 242-1499

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR 4.4

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 25' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 10' from property line

CENSUS TRACT 10 TRAFFIC ZONE 18

Rear 10' from property line

PARKING REQ'MT

Maximum Height

SPECIAL CONDITIONS:

Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 4-27-94

Date 4-27-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

Wilson Ranch Homeowners Association
Architectural Committee
738 Wilson Ct.
Grand Junction, CO 81505

April 25, 1994

Mr. & Mrs. Richard Briggs
745 Wilson Court
Grand Junction, CO 81504

Dear Dick and Ella Mae:

Thank you for submitting your plan to add a 8x8x8 shed to the Architectural Committee. The plans that you have submitted are approved as they stand. Please contact us with any changes you may consider at a later date.

Thank you.

Respectfully,

Maureen Sober

Maureen Sober
Chairperson
Architectural Committee

ARCHLD

ACCEPTED
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.

Ronnie Stevanda 1/27/14

745 Wilson St

