

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52780

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 706 25 Rd. TAX SCHEDULE NO. 2701-343-10-002.  
SUBDIVISION Powell Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900  
FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER Test Companies Inc. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1716 N. 18<sup>th</sup> St GTCO  
(1) TELEPHONE 970-245-9316 81501 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Test Companies Inc. USE OF EXISTING BLDGS N/A  
(2) ADDRESS 1716 N. 18<sup>th</sup> St GTCO, Co 81501 DESCRIPTION OF WORK AND INTENDED USE: Construction  
(2) TELEPHONE 970-245-9316 of a 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 RSF-2 Maximum coverage of lot by structures 25%  
SETBACKS: Front 30' from property line (PL) Parking Req'mt \_\_\_\_\_  
or 25' from center of ROW, whichever is greater  
Side 15' from PL Rear 30' from PL \* Special Conditions SEWER LINE EASEMENT PROBLEM  
Maximum Height 32' MUST BE RESOLVED PRIOR TO OCCUPYING STRUCTURE  
IRRIGATION DITCH PIPING PRIVATE BENEFIT  
ISSUE AND THEREFORE SHOULD BE WORKED OUT  
BETWEEN OWNER + NEIGHBOR  
CENS.T. 10 T.ZONE 18 ANN# \_\_\_\_\_

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 Test Companies Inc. by Ed. Edwards Date 7/5/95

Department Approval Bonnie Edwards Date 7-19-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8472-S/F

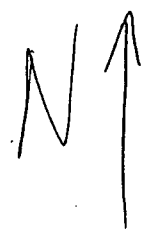
Utility Accounting Millie Fowler Date 7-17-95

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)

PER T. RAH & D. WILSON 7/13/95

706 25 Rd  
2701-343-10-002



S 89°51'17" E 609.66'

G 1/8 Rd

576.11'

**LOT 1**  
3.00 Ac. +/-

ACCEPTED *Ronnie 7/17/95*  
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.

N 89°50'22" W 571.13'

25 Road

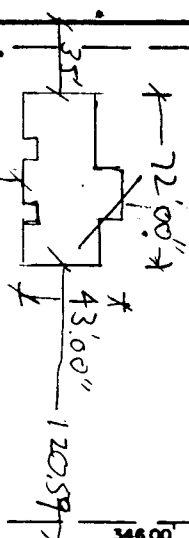
N 00°00'19" E 658.27'

UTILITY, IRRIGATION & DRAINAGE EASEMENT

227.59'

N 03°56'27" W 204.89'

N 00°39'24" E 250.79'



440' +

**LOT 2**  
2.97 Ac. +/-

N 89°49'27" W

NOTE: ALL EASEMENTS ARE FOR UTILITY, IRRIGATION, & DRAINAGE UNLESS OTHERWISE NOTED (EASEMENT WIDTHS NOTED ON PLAT)

**LOT 3**  
0.69 Ac. +/-

N 00°00'19" E 178.10'

217.13'

T.P.O.B.

TO BE DEDICATED HEREON  
216.26'

G Road

N 89°49'27" W 503.26'  
(BASIS OF BEARINGS)

Sec 34, T1N, R1W, U.M.  
Sec 4 Sec 3, T1S, R1W, U.M.

**LEGEND**  
⊕ - MESA COUNTY SUR  
○ - SET 3/8" REBAR