

FEE \$ 10.00  
TCP \$ 500.00

BLDG PERMIT NO. 540031A

TOP

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2564 Corral Dr TAX SCHEDULE NO. 2701-341-04-003  
SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900  
FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER ALAN ROE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 405 Ridgeway Dr NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 243-4070 USE OF EXISTING BLDGS Single Family  
(2) APPLICANT ALAN ROE DESCRIPTION OF WORK AND INTENDED USE: Single  
(2) ADDRESS 405 Ridgeway Dr Family Housing  
(2) TELEPHONE 243-4070

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-4.4 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
or ✓ from center of ROW, whichever is greater Special Conditions ACCO approval  
Side 10' from PL Rear 20' from PL required  
Maximum Height 35' 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 Alan Roe Date \_\_\_\_\_

Department Approval Marcia Babideaux Date 11-6-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8716-Sewer

Utility Accounting Jackie S. Berry Date 11/6/95

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)

