

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

BLDG PERMIT NO. 51910

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2573 Ranch Court TAX SCHEDULE NO. 2701-344-00-177  
SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,650  
FILING 4 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) —  
(1) OWNER Thomas G. Benson NO. OF DWELLING UNITS  
BEFORE: — AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 3156 Lakeside Dr. #101  
(1) TELEPHONE 241-6247 NO. OF BLDGS ON PARCEL  
BEFORE: — AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT same USE OF EXISTING BLDGS —  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: single  
(2) TELEPHONE \_\_\_\_\_ family home for myself

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) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL Rear 20' from PL or easement Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
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).

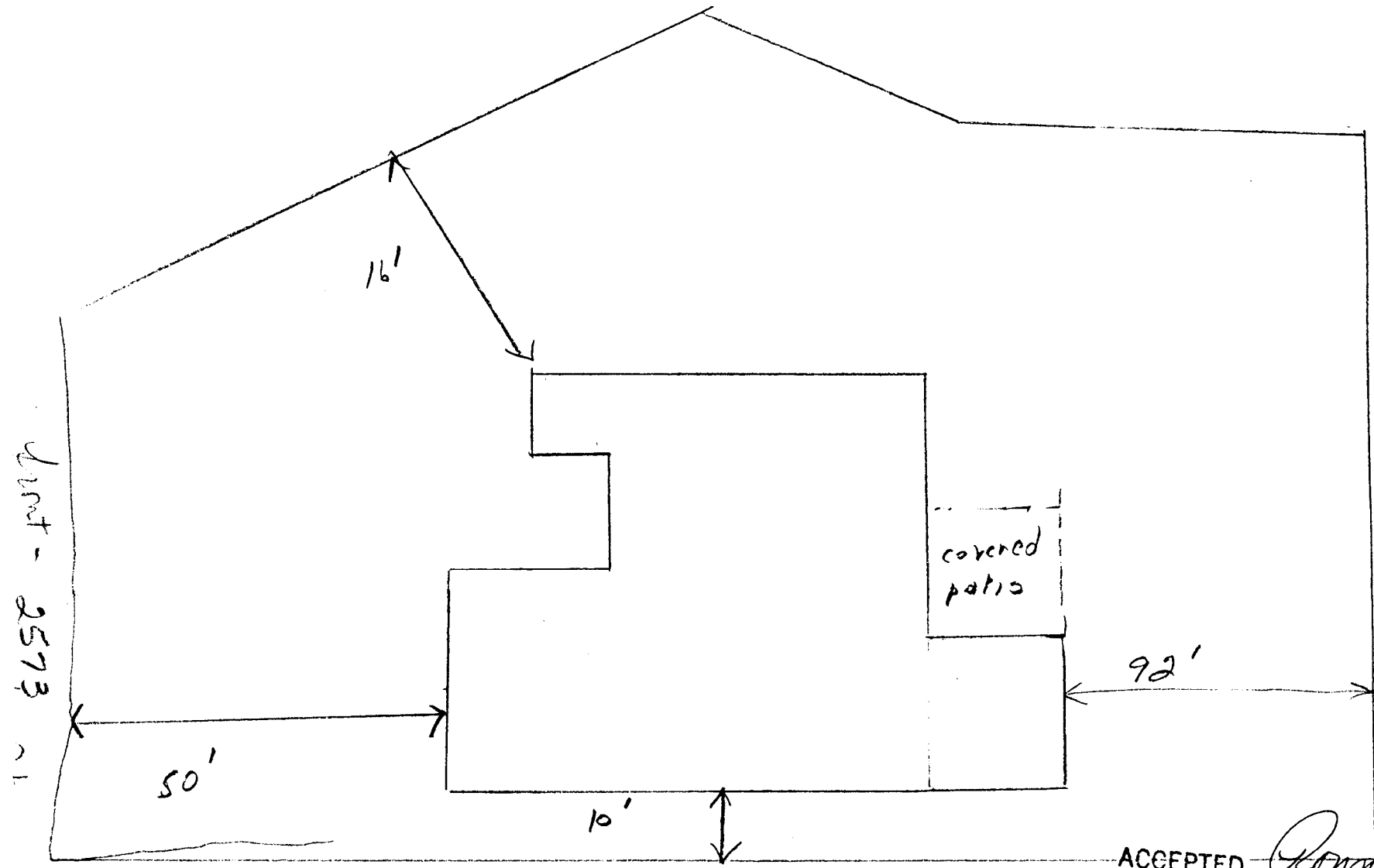
Applicant Signature Thomas G. Benson Date 4, 19, 95  
Department Approval Ronnie Edwards Date 4-19-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8253

Utility Accounting Chickman Date 4-19-95

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)



Dist - 2573

15' open space behind lot

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. 4/19/95