

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 53981

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

3028-3950-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2525 Ranch Court TAX SCHEDULE NO. 2701-344-20-002
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1720
 FILING 4 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER DeSRAly Deve Corp NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1112 Belford Ave NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1040 USE OF EXISTING BLDGS 0
 (2) APPLICANT MERRITT Const INC. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 405 West MAYFIELD _____
 (2) TELEPHONE 241-5164 NEW RES. S/F

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) or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 10 T.ZONE 19 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 [Signature] Date 8-9-95
 Department Approval Marcia Babideaux Date 8-14-95

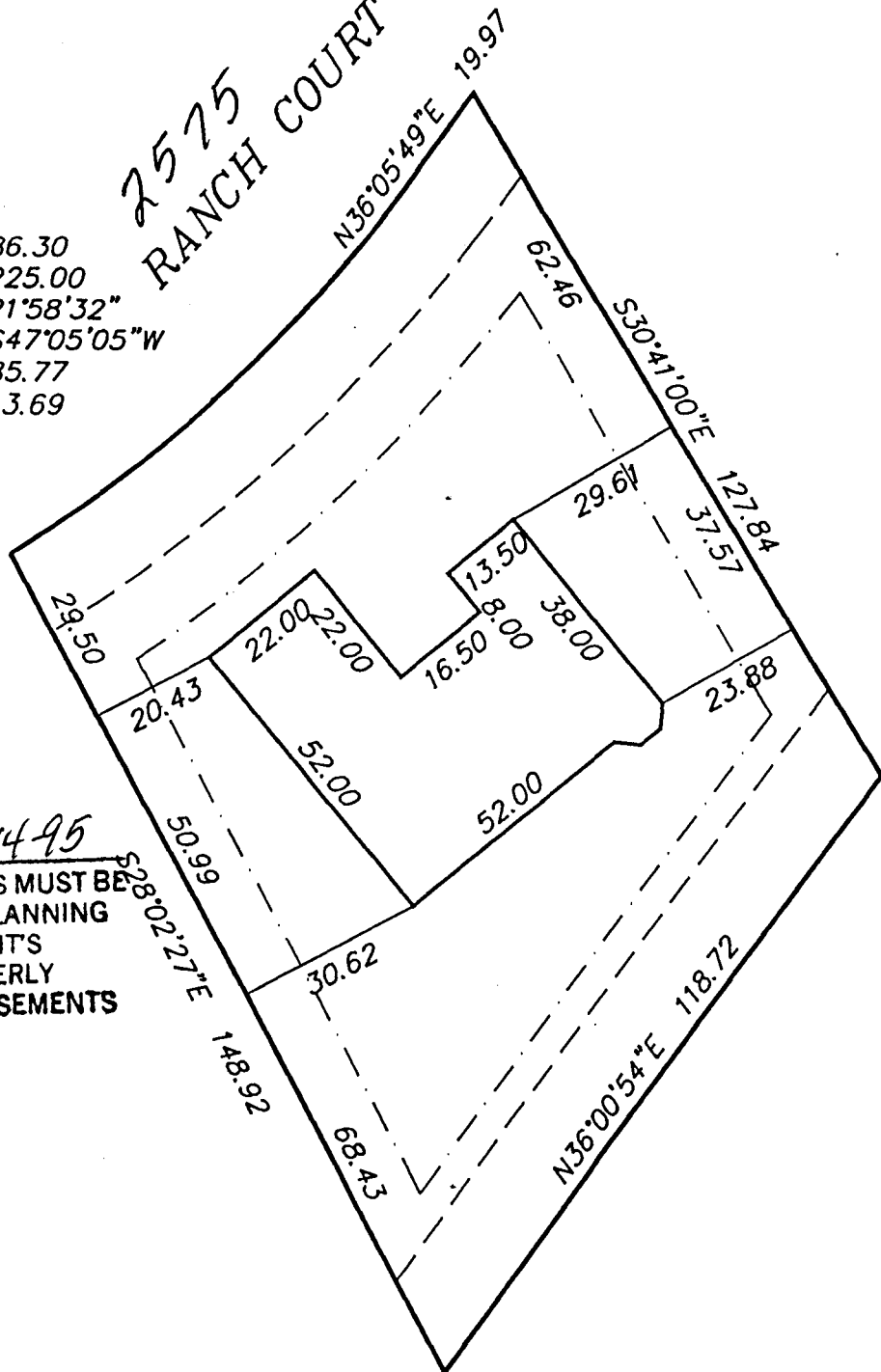
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8529 - S/F
 Utility Accounting Millie Fowler Date 8-14-95

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)

2575
RANCH COURT

A=86.30
R=225.00
D=21°58'32"
B=S47°05'05"W
C=85.77
T=43.69



ACCEPTED *MC 8-14-95*
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.



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS
- SET NO 5 RE-BAR AND CAP L.S. 16413

DESCRIPTION:
LOT 2, BLOCK 1
WILSON RANCH FILING FOUR
MESA COUNTY, COLORADO