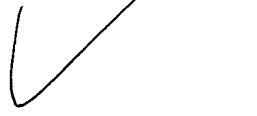


FEE \$ 10.00
TCP \$ 570.03

BLDG PERMIT NO. 53391

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



3028-3935-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 736 Ranch Rd. TAX SCHEDULE NO. 2701-344-20-005
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2260
 FILING 4 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Robert & Jennifer Young NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 736 Ranch Rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Ivan Green USE OF EXISTING BLDGS New Home
 (2) ADDRESS 993 19 Rd DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 858-9087 Home - 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 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 Special Conditions ACC approval
req'd
 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).

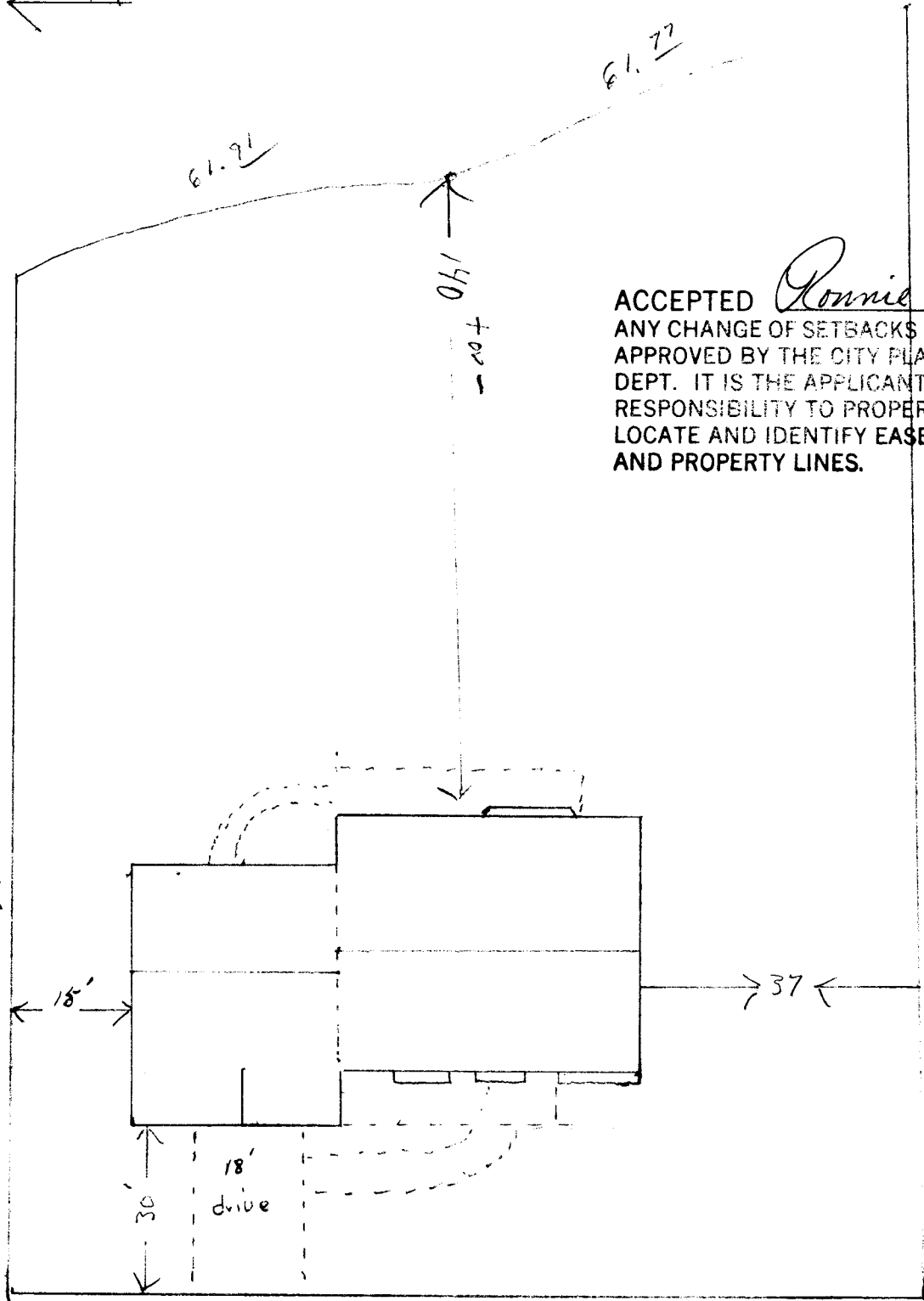
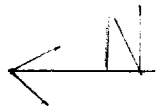
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ivan Green Date 9-12-95
 Department Approval Ronnie Edwards Date 9-12-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8599 - S/F
 Utility Accounting Mellie Fowler Date 9-12-95

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)



ACCEPTED *Ronnie* 9/12/95
 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.

Ranch Road
 796
 Lot #5
 filling 4
 Block 1