

FEE \$ 10.00

BLDG PERMIT NO. 51399

TCP - 500.00

# PLANNING CLEARANCE

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

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 737 Park TAX SCHEDULE NO. 2101-344-15-003  
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1645  
 FILING 4 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Townstone Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 300 Main St  
 (1) TELEPHONE 241-2801 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Townstone Const. USE OF EXISTING BLDGS new frame  
 (2) ADDRESS 300 Main St DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 241-2801 new construction

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) or \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS TRACT 10 TRAFFIC ZONE 18

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 Steve Thompson Date 3/10/95  
 Department Approval Marcia Babideaux Date 3-10-95

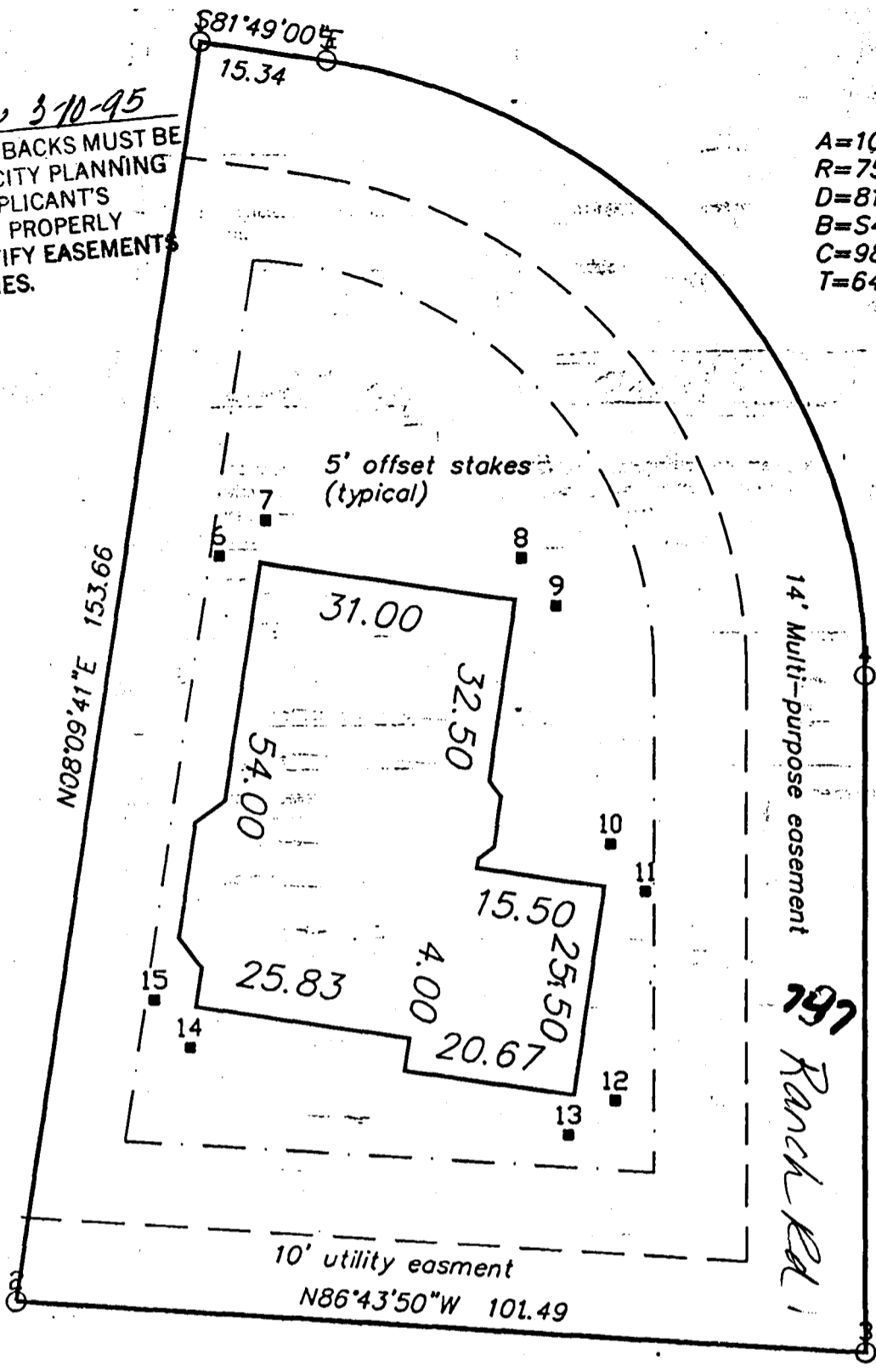
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8160 S/F  
 Utility Accounting Mellie Fowler Date 3-10-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *MR 3-10-95*  
 A 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.

A=107.10  
 R=75.00  
 D=81°49'09"  
 B=S40°54'30"E  
 C=98.23  
 T=64.99



RANCH ROAD

LEGEND & NOTES

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

DESCRIPTION:  
 LOT 3, BLOCK 3  
 JOHNSON RANCH FILING FOUR  
 MESA COUNTY, COLORADO

*2701-34114-18-003*