

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 53935

PLANNING CLEARANCE

pc
tcp
5

Total Fees
at this Dept. \$510

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

3028-3990-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2562 Ranch Rd. TAX SCHEDULE NO. 2701-344-00-177
SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1606 sq. ft.
FILING 4 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Bradley Harrell NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 3612
(1) TELEPHONE 245-2199 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Bradley S. Harrell USE OF EXISTING BLDGS Single Family
(2) ADDRESS P.O. Box 3612 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE (970)245-2199

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 _____
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 Bradley Harrell Date 10-25-95
Department Approval Bill Neth Date 10-25-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8699- S/F
Utility Accounting Melie Fowler Date 10-25-95

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 Bill Nehls 10-25-95

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.

