

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>500⁰⁰</u>

BLDG PERMIT NO. <u>52372</u>

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

new # ?

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2565 Ranch Rd</u>	TAX SCHEDULE NO. <u>2701-344-00-177</u>
SUBDIVISION <u>Wilson Ranch #4</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1830</u>
FILING <u>4</u> BLK <u>3</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>-</u>
(1) OWNER <u>L.L. Brian Kehoe</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>300 Main St #201</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE _____	USE OF EXISTING BLDGS <u>Residence</u>
(2) APPLICANT <u>Townstone Construction</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>300 Main St #201</u>	
(2) TELEPHONE <u>245 9639</u>	<u>new home</u>

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 <u>PR</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>10</u> T.ZONE <u>19</u> 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 <u>[Signature]</u>	Date <u>6-6-95</u>
Department Approval <u>[Signature]</u>	Date <u>6/7/95</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>8371</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-7-95</u>

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)

RANCH RD

94.08

30'

22'

2565 Ranch Rd.
Lot 2 Block 3

30'

153.06'

101'

161.75'

94.43'

ACCEPTED *Ronnie 6/7/95*
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.