

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 52980

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

3028-3980-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2566 Ranch Road TAX SCHEDULE NO. 2701-344-00-177

SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1874 sq ft

FILING _____ BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jamie Seybold NO. OF DWELLING UNITS BEFORE: 1 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE 243-8087 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS ~~0~~

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE ~~243~~ 434-8087 Single Fam Res

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 _____
or easement

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 John Seybold Date 7/3/95

Department Approval Ronnie Edwards Date 7/31/95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8502 S/P

Utility Accounting Miller Fowler Date 7-31-95

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)

108.45

~~106.45~~

0.73

20'

~~17.08~~

Approx

96.08

17'9"

COVERED PORCH

58'

24'3"

17'

7'

12'

Garage

24'

30'

15'

157.34

ACCEPTED

Donnie 7/31/95

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.

127.88

25'5"

20'

2566 RANCH Road lot 3 Blk 2