

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 52590

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



3019-0740-10-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>150 Willowbrook Rd</u>	TAX SCHEDULE NO. <u>2945-023-04-006</u>
SUBDIVISION <u>Willowbrook</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>—</u>
FILING <u>—</u> BLK <u>2</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>1500 ±</u>
(1) OWNER <u>M. Lellan</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>Same</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-4206</u>	USE OF EXISTING BLDGS <u>residence</u>
(2) APPLICANT <u>Ronnie Lellan</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>deck</u>
(2) ADDRESS <u>Same</u>	<u>in back, storage at back of</u>
(2) TELEPHONE <u>Same</u>	<u>carport</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>RSF-5</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>—</u>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>32'</u>	CENS.T. <u>10</u> T.ZONE <u>23</u> ANN# <u>—</u>

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 Ronnie Lellan Date 5-24-95

Department Approval Ronnie Edwards Date 5-24-95

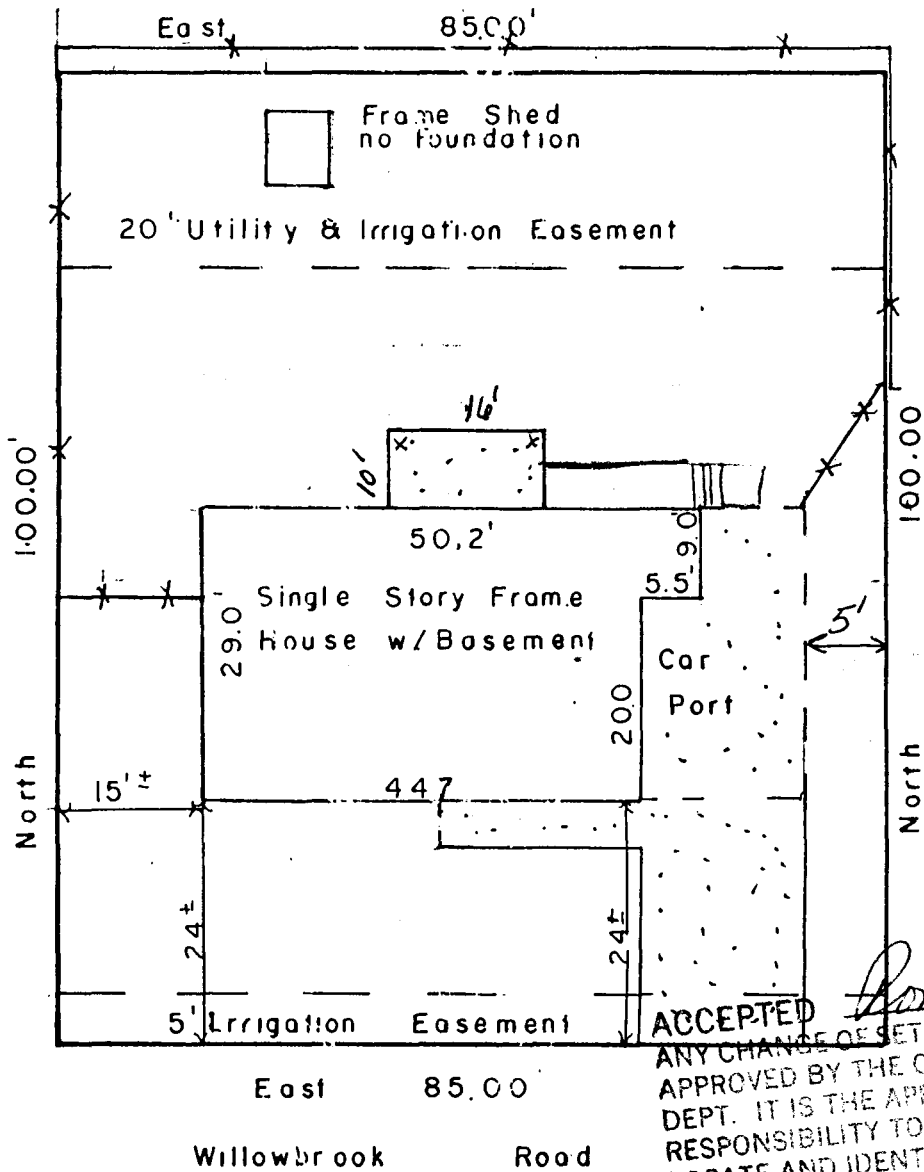
Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A

Utility Accounting Mellie Fowler Date 5-24-95

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)

Scale 1"=20'



This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 2 Block 2 of WILLOWBROOK SUBDIVISION, REPLAT, Mesa County, Colorado.

Legal Description and Easements of Record Provided by Meridian Land Title Co. Commitment No. 17997

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Mesa National Bank that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 3/17/95, except utility connections are entirely within the