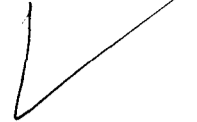


FEE \$ 1000

BLDG PERMIT NO. 53609

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



THIS SECTION TO BE COMPLETED BY APPLICANT 3028 3020029

BLDG ADDRESS 741 Wilson Ct ~~Ned & Cathy Pollert~~ TAX SCHEDULE NO. 2701-344-03-003

SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280#

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) Approx 1600#

(1) OWNER Ned & Cathy Pollert NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 741 Wilson Ranch

(1) TELEPHONE 242-3286 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Sun King USE OF EXISTING BLDGS Home

(2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9173 280# Family Room Addition

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 DR 4.4 Maximum coverage of lot by structures _____

acc. SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 10' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 19

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 Jody Met Date 9/26/95

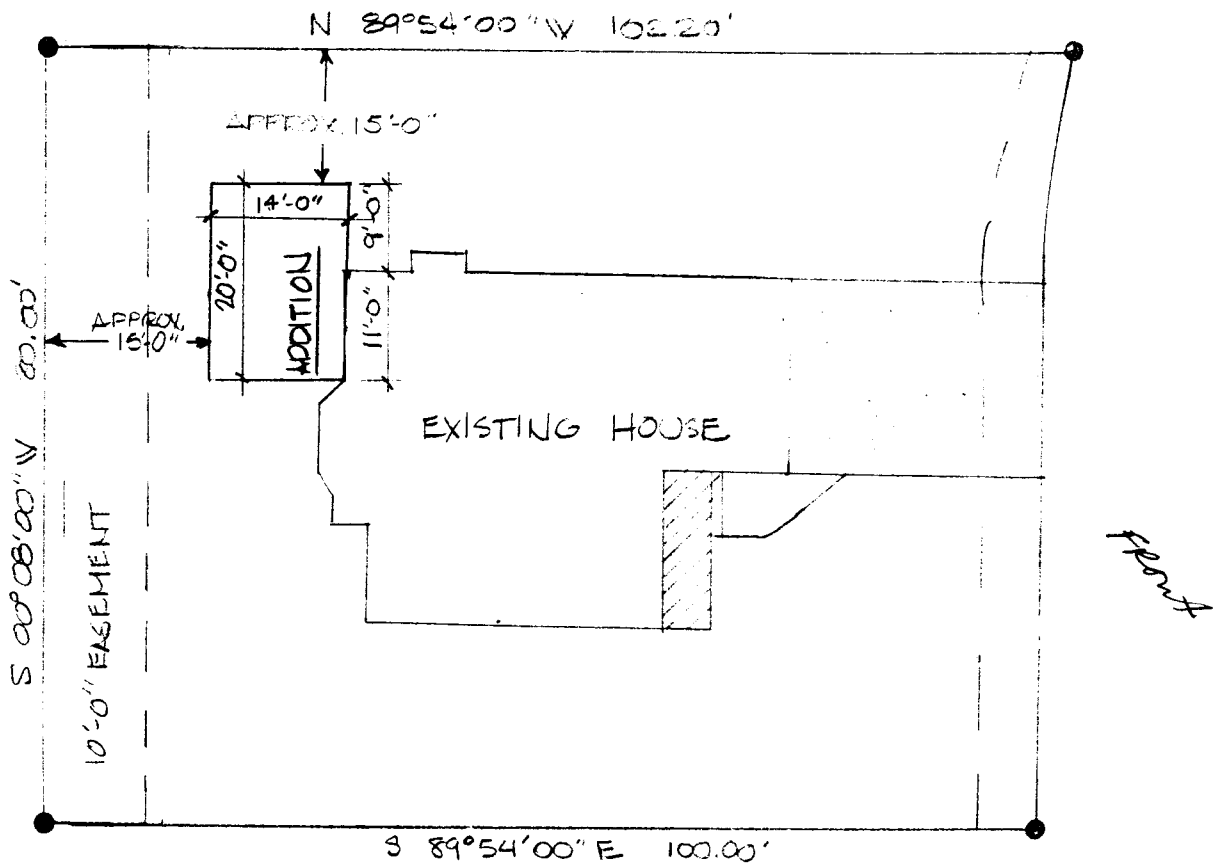
Department Approval Gennie Edwards Date 9/27/95

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

Utility Accounting Apa Dillo Date 9/27/95

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)



PLOT PLAN

SCALE ~ 1" = 20'-0"

Wilson Ranch Filing 1,
Blk. 1, Lot 3

741 Wilson Ct., Grand Junction CO



ACCEPTED *Ronnie* 9/27/95
 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.