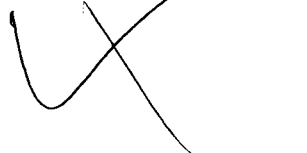


FEE \$ 10 -
 TCP \$ 500 -

BLDG PERMIT NO. 55010

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2570 Ranch Rd Ct. TAX SCHEDULE NO. 2701-344-19-005
 SUBDIVISION Wilson Ranch. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1559
 FILING 4 BLK 2 LOT Lots. SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Tracy Mundy NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS D.O.B. 4334
 (1) TELEPHONE 242-4902 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS —
 (2) ADDRESS SAME. DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) TELEPHONE _____ Family Residence.

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-4.4 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 ACC approval
 Maximum Height 35' required
 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 [Signature] Date 2/7/96.
 Department Approval [Signature] Date 2-8-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8919
 Utility Accounting [Signature] Date 2-8-26

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)

42.4
42.85

42.78

ACCEPTED MR 2-8-96
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.

Wilson Ranch Sub
Lot 5 & 4
Filing 4

5

41.84
41.90

42.25

41.50

42.19

COURT

41.35

41.27

41.19

41.30

41.30

41.66

41.14

41.14

41.14

41.14

41.14

41.14

DRIVEWAY

3.11

25.70

20'

43.28
43.28

DRIVEWAY LOCATION

OK
J. Kibler 2-7-96

WILSON

WILSON