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|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 500 ⁰⁰ |

BLDG PERMIT NO. 55574

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

| | |
|-------------------------------------------|------------------------------------------------------------------------------|
| BLDG ADDRESS <u>730 Ranch Rd</u> | TAX SCHEDULE NO. <u>2701-34446-005</u> |
| SUBDIVISION <u>Wilson Ranch</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3,200</u> |
| FILING <u>3</u> BLK <u>3</u> LOT <u>5</u> | SQ. FT. OF EXISTING BLDG(S) <u>-</u> |
| (1) OWNER <u>ALAN ROE</u> | NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION |
| (1) ADDRESS <u>2673 Delmar Dr</u> | NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION |
| (1) TELEPHONE <u>243-4070 / 260-1606</u> | USE OF EXISTING BLDGS <u>-</u> |
| (2) APPLICANT <u>ALAN ROE</u> | DESCRIPTION OF WORK AND INTENDED USE: <u>Single</u> |
| (2) ADDRESS <u>2673 Delmar Dr</u> | <u>Family</u> |
| (2) TELEPHONE <u>243-4070 / 260-1606</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

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|---------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| ZONE <u>PR 4.4</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 <u>35'</u> | |
| | CENS.T. <u>10</u> T.ZONE <u>18</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).

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|----------------------------------------|---------------------|
| Applicant Signature <u>[Signature]</u> | Date <u>3/29/96</u> |
| Department Approval <u>[Signature]</u> | Date <u>3/29/96</u> |

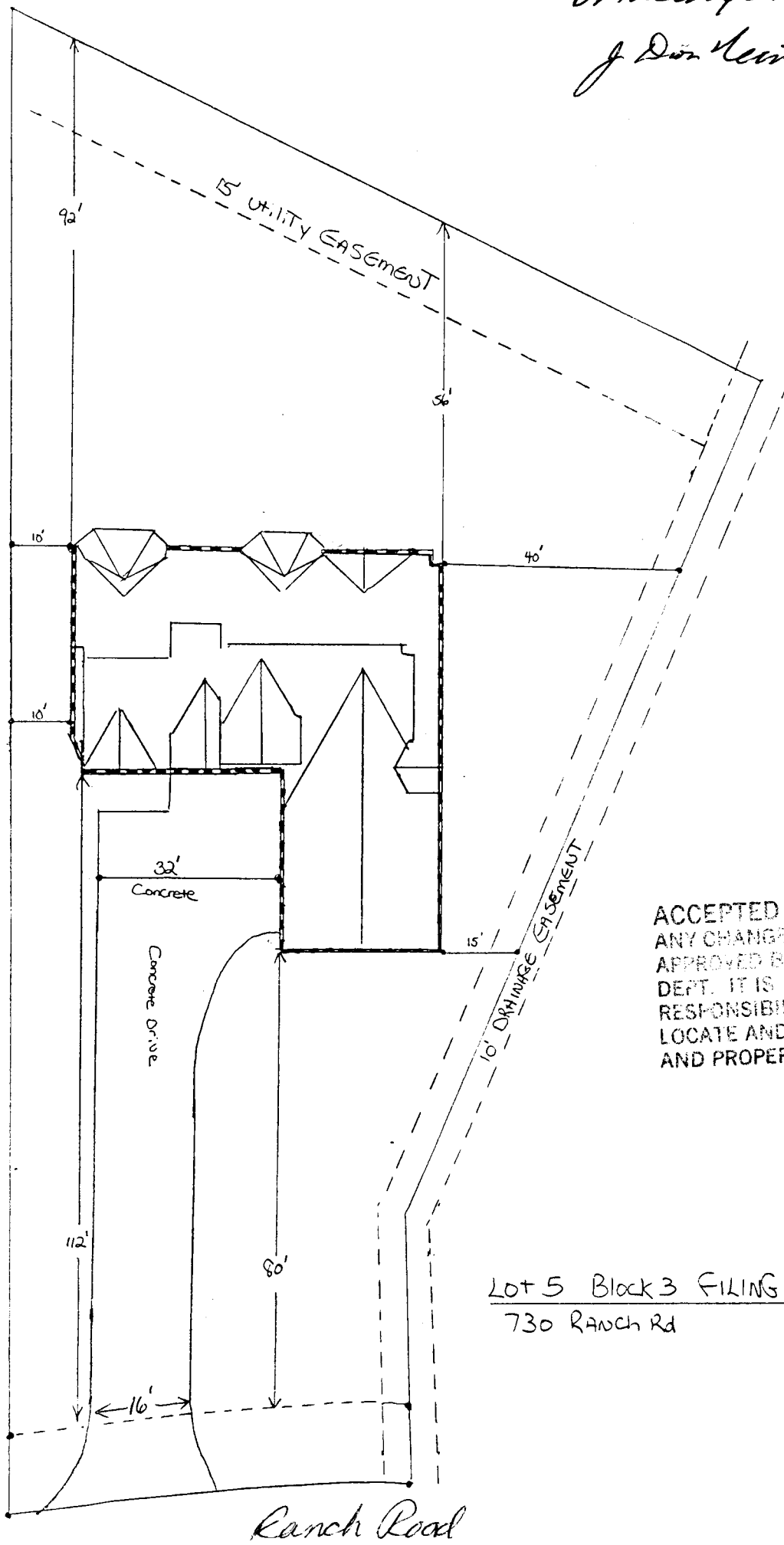
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9080

Utility Accounting [Signature] Date 3/29/96

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)

Driveway location OK
J. Don Newton 3-4-96



ACCEPTED Ronnie 3/29/96
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.

Lot 5 Block 3 FILING 3
730 Ranch Rd