

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 55196

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



3028-3907-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 731 Ranch Rd. TAX SCHEDULE NO. 2701-344-15-007  
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1408<sup>7</sup>  
 FILING 3 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) -0-  
 (1) OWNER Steve Fleming NO. OF DWELLING UNITS  
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS ~~359-M~~ 127 Grand Ave  
 (1) TELEPHONE 241-3939 NO. OF BLDGS ON PARCEL  
 BEFORE: -0- AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT David Hoffman USE OF EXISTING BLDGS -0-  
 (2) ADDRESS 2333 Sundial DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 250-0723 New Single Family House

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 \_\_\_\_\_  
 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).

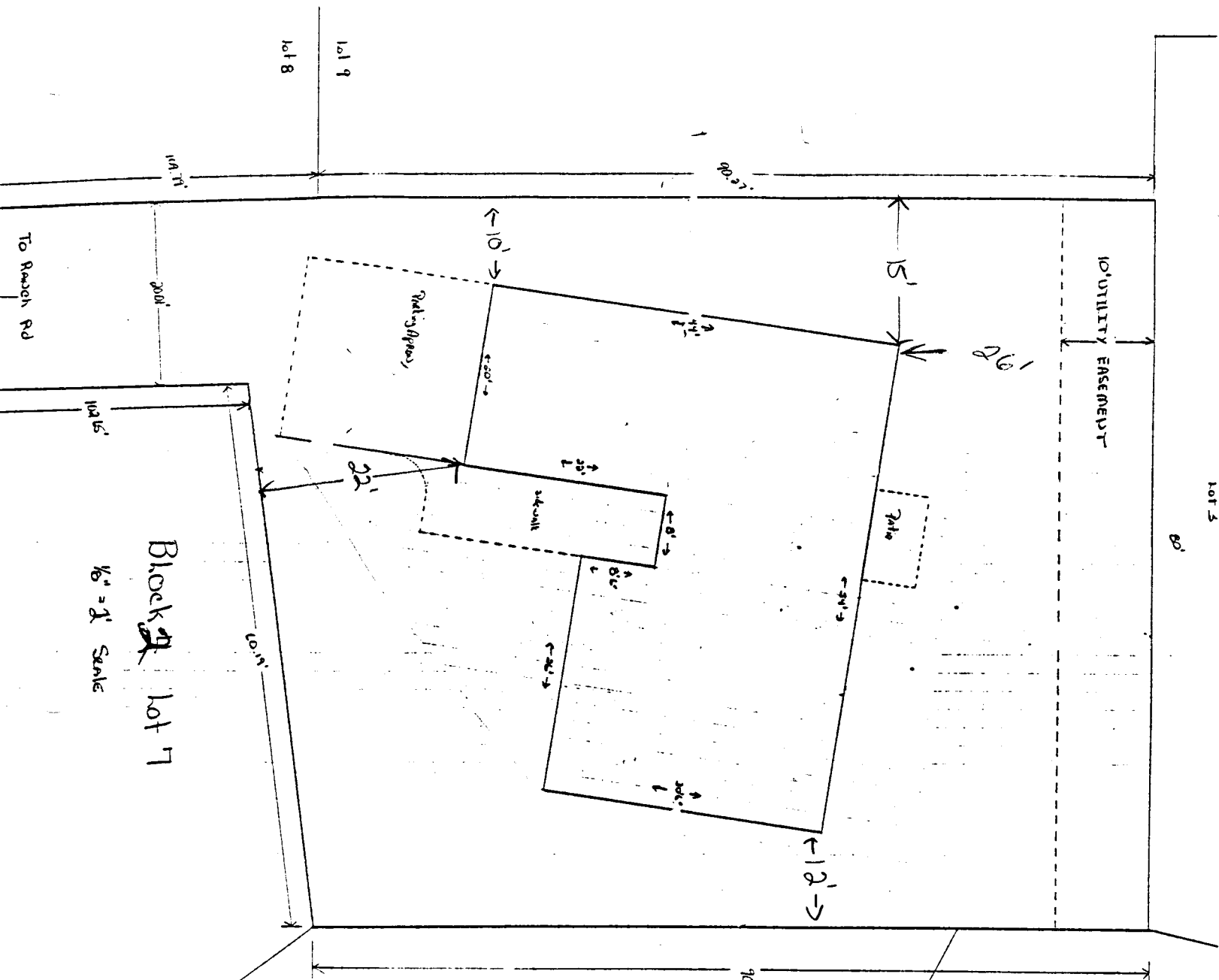
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2-26-96  
 Department Approval [Signature] Date 2-28-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8979- S/F  
 Utility Accounting [Signature] Date 2-28-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

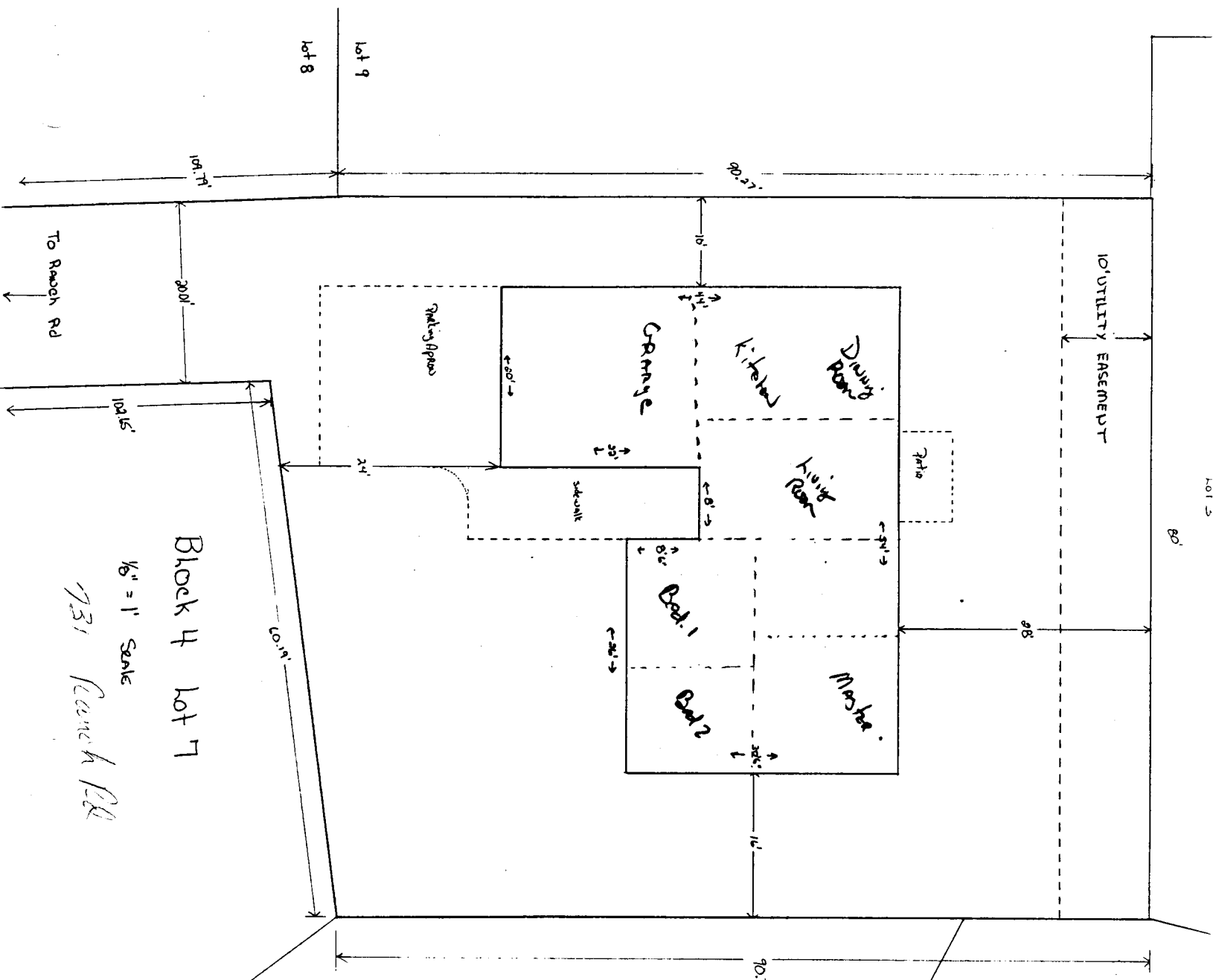
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Block 2 Lot 7  
1/8" = 1' Scale

ACCEPTED *Ronnie 2/28/16*  
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.

*Reviewed 2/28/16*



Block 4 Lot 7  
 1/8" = 1' Scale  
 731 Ranch Rd

Driveway Location OK  
 of Don Heaton  
 2-26-96

TCP \$500

ACCEPTED Ronnie 2/26/96  
 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.