

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

BLDG PERMIT NO. 56285

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

*✓*  
TCP

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 738 Ranch Road TAX SCHEDULE NO. 2701-334-20-004  
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16271  
 FILING 4 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1716 N 18th St. Grand Jct CO 81501  
 (1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Just Companies, Inc. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 1716 N 18th St. Grand Jct CO 81501 DESCRIPTION OF WORK AND INTENDED USE:  
single family detached residence  
 (2) TELEPHONE 245-9316

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-4.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 10' from PL  
 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 Shirley North for Just Companies, Inc. Date 5-17-96

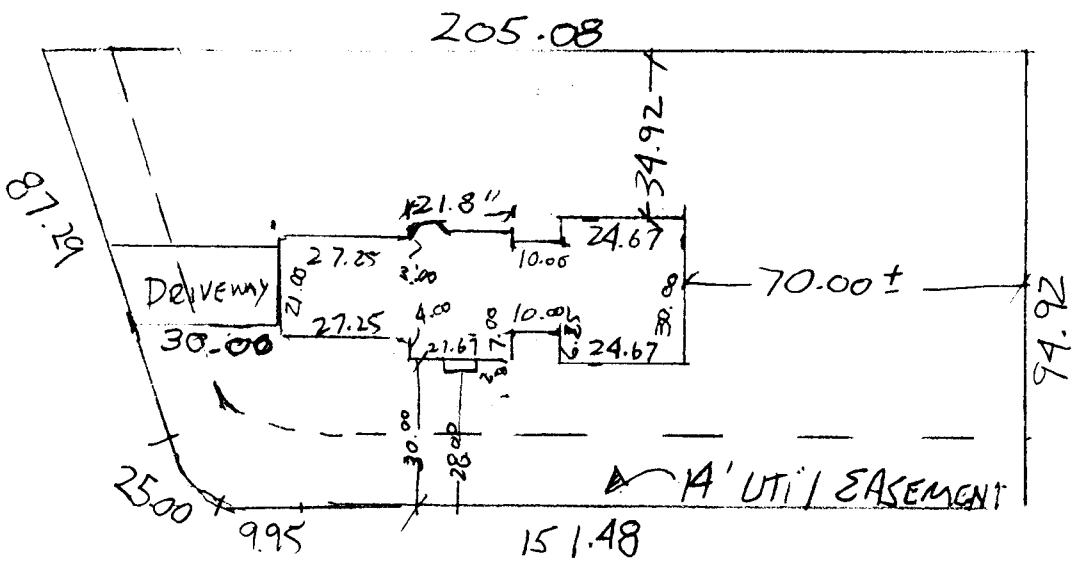
Department Approval Marcia Rabideaux Date 5-17-96

Additional Water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9221

Utility Accounting Tracy Shaper Date 5/17/96

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. J. [Signature]  
5-17-96

ACCEPTED MM 5-17-96  
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.