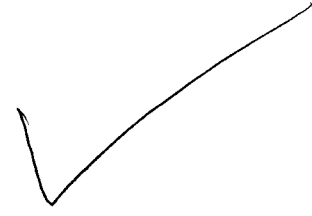


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. NA

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



3028-3985-023

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2504 RANCH RD. TAX SCHEDULE NO. 2701-344-19-002
 SUBDIVISION WISSA RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 518
 FILING 4 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER EMMER SCHNEIDER NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2504 RANCH RD.
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 248-5442
 USE OF EXISTING BLDGS None
 (2) APPLICANT Same as owner
 (2) ADDRESS S.A.B. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE S.A.B. 8' x 12' with 2 story side

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 15' easement Special Conditions _____
other wise 10'
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 18

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 Emmer Schneider Date 11/14/96

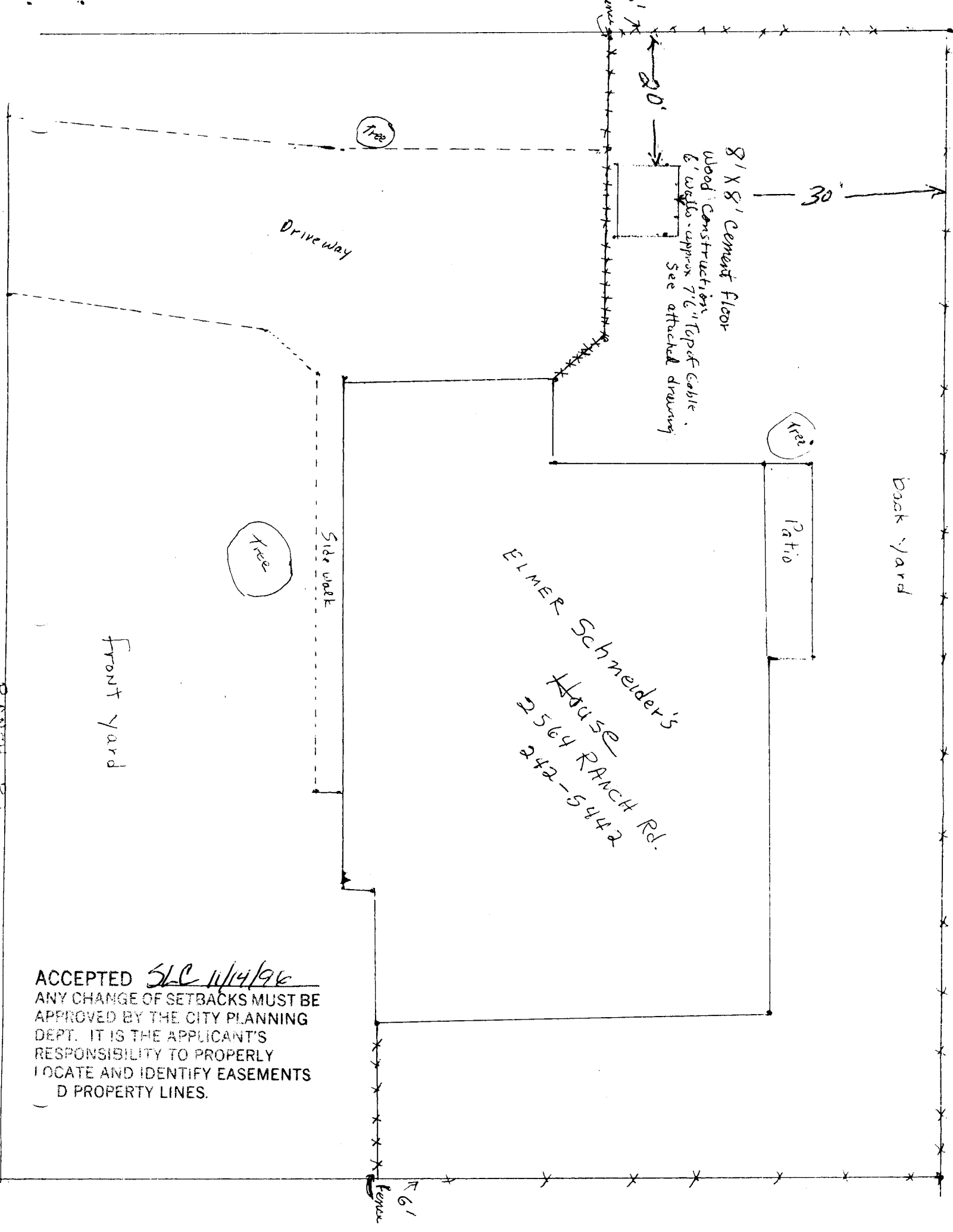
Department Approval Santa J. Costello Date 11/14/96

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

Utility Accounting [Signature] Date 11/14/96

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)



ACCEPTED SLC 11/14/96
 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.