

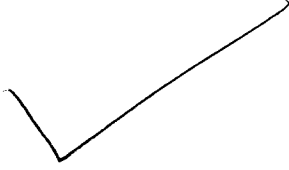
FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 59200

PLANNING CLEARANCE

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

9028-3850-01



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 734 Ranch Road TAX SCHEDULE NO. 2701-344-16-007
 SUBDIVISION Wilson Ranch #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450
 FILING 3 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Jonestone Court NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 300 Main St #201 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 245-9629 USE OF EXISTING BLDGS _____
 (2) APPLICANT Mary Kiser DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 300 Main St #201 New Single Family Residence
 (2) TELEPHONE 241-2801

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 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACCD approval
 Maximum Height 35' required
 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 Mary Kiser Date 2/14/97
 Department Approval Marcia Rubideaux Date 2-18-97

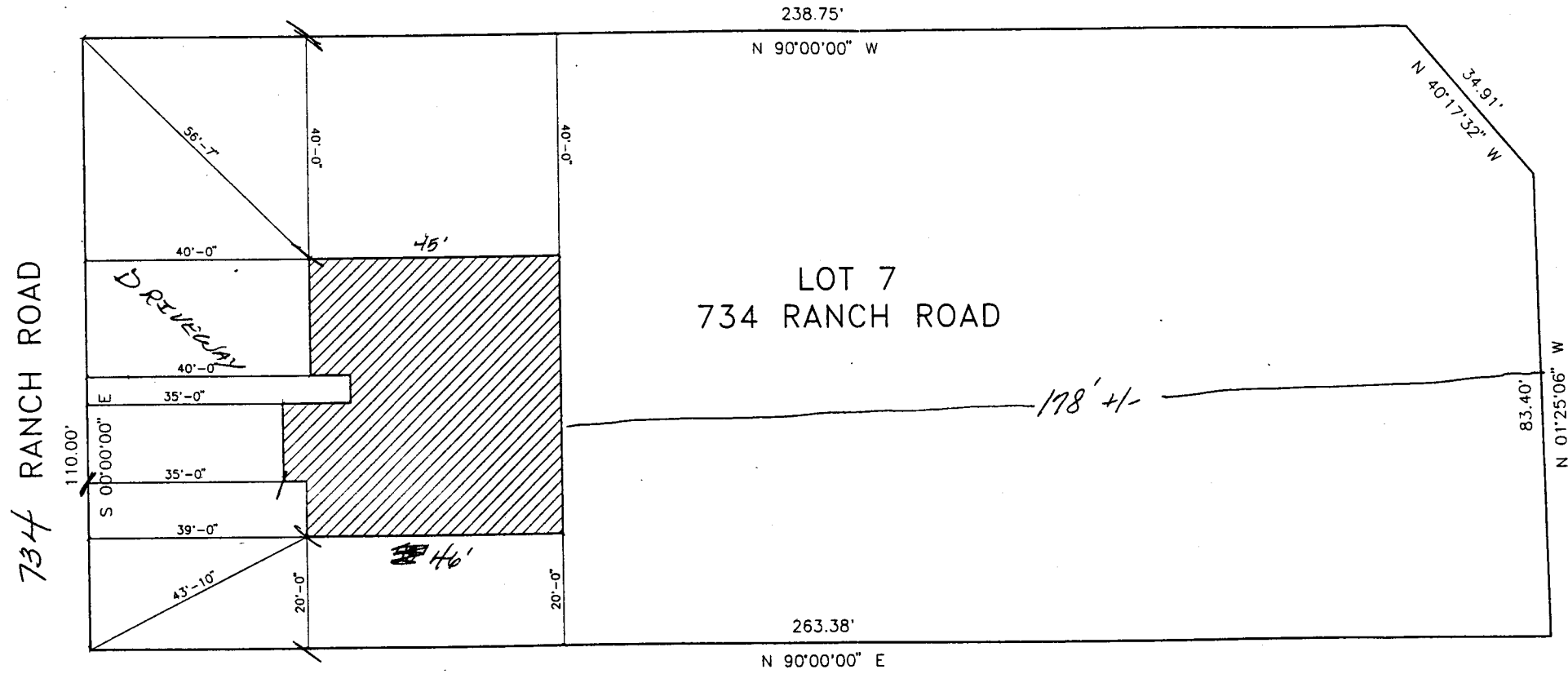
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9898
 Utility Accounting J. Adams Date 2-18-97

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)

REVISIONS	
A	
B	
C	
D	
E	
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ACCEPTED me 2-18-97
 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.



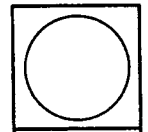
734 RANCH ROAD

LOT 7
734 RANCH ROAD

DRIVEWAY
 LOCATION OK
J. K. K...
 2-14-97

PLOT PLAN
 SCALE: 1" = 10'

AutodRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



**KISSNER - WILSON
 AND ASSOCIATES**

Drawn by	AUTODRAFT
File name	PLOTPLAN.DWG
Date	8-27-96
Scale	1" = 10'
Sheet	SHEET 1