

FEE \$	10.00
TCP \$	500.00
SIF \$	-0-



BLDG PERMIT NO. 61462

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



BLDG ADDRESS 2568 RANCH Rd. TAX SCHEDULE NO. 2701-344-19-004
 SUBDIVISION Wilson RANCH. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800
 FILING ~~A~~ BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER LGD Constructions NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2315 HALL
 (1) TELEPHONE 243-6471 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LGD Construction. USE OF EXISTING BLDGS SF/Residence
 (2) ADDRESS 2315 HALL AVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-6471. NEW SINGLE FAMILY

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 18 ANNEX# _____

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 8-4-97
 Department Approval Marcia Rabideaux Date 8-8-97

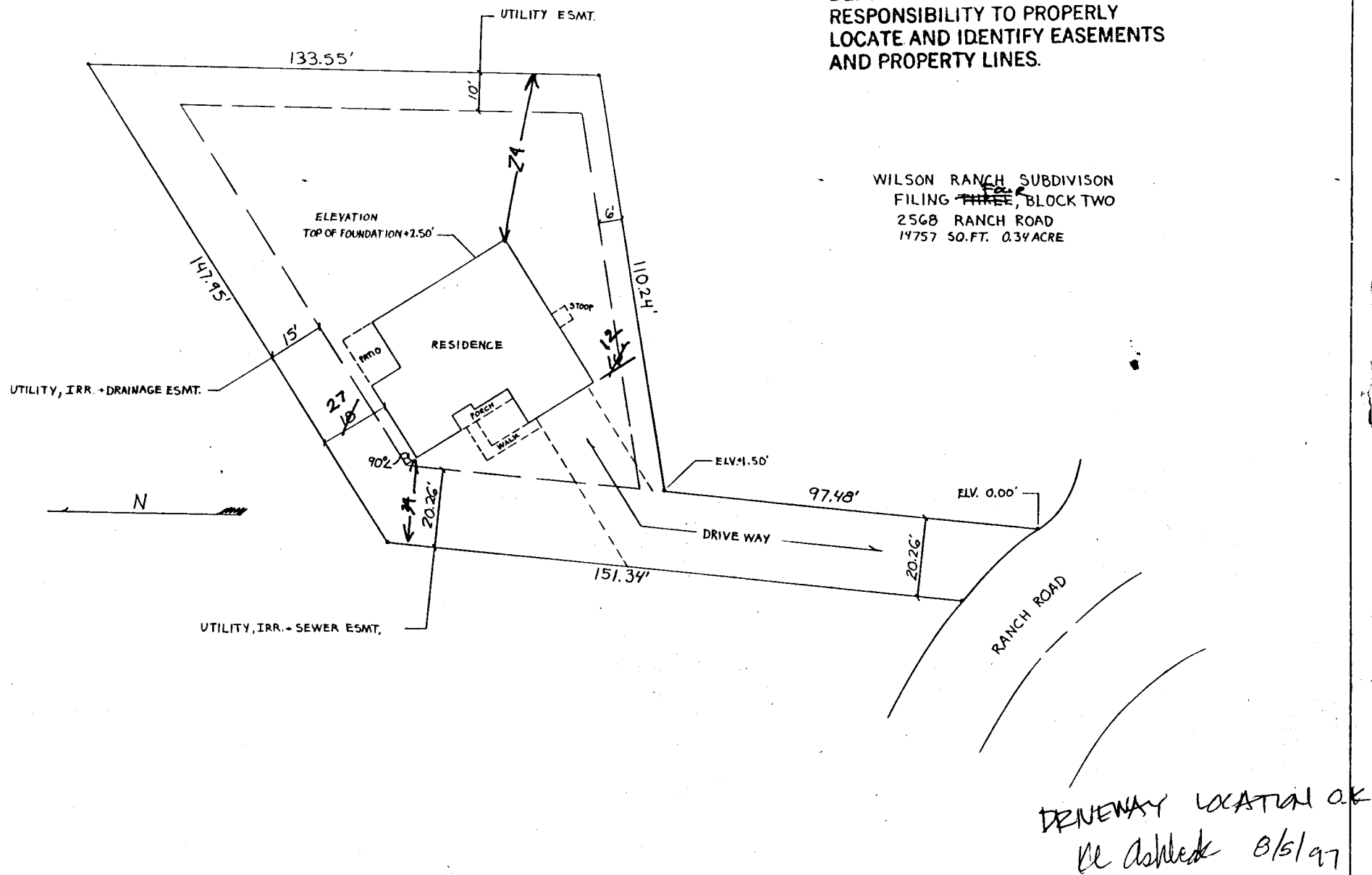
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10456
 Utility Accounting [Signature] Date 8/8/97

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)

ACCEPTED *MC 8-8-97*
 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.

WILSON RANCH SUBDIVISION
 FILING ~~THREE~~, BLOCK TWO
 2568 RANCH ROAD
 14757 SQ. FT. 0.34 ACRE



PLOT PLAN

OWNER: LGD. CONST
 ADDRESS: 2568 RANCH ROAD G3, CO.

DRAWN BY: KENNETH A HARTZELL
 DATE: 5-24-97

SCALE: 1/4" = 1'-0"

SHEET 1 OF 6