

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO.	68598
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PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	738 RANCH Rd.	TAX SCHEDULE NO.	2701 344 20 004
SUBDIVISION	Wilson RANCH	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	360
FILING BLK	1 LOT 4	SQ. FT. OF EXISTING BLDG(S)	2100
(1) OWNER	JACK D. BERZY	NO. OF DWELLING UNITS BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS	738 RANCH Rd.	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	243-5474	USE OF EXISTING BLDGS	HOME
(2) APPLICANT	CHRIS NIELSEN	DESCRIPTION OF WORK AND INTENDED USE:	ADD STORAGE
(2) ADDRESS	1418 CEDAR Ave HA-1		
(2) TELEPHONE	260-0222 858-0222	AREA TO THE EAST SIDE OF GARAGE	

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	
or	from center of ROW, whichever is greater	Special Conditions	
Side	10' from PL		
Rear	20' from PL		
Maximum Height		CENSUS	10
		TRAFFIC	18
		ANNX#	

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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		Date	2-10-99
Department Approval		Date	2-10-99

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

Utility Accounting	KDuncan	Date	2/10/99
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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)

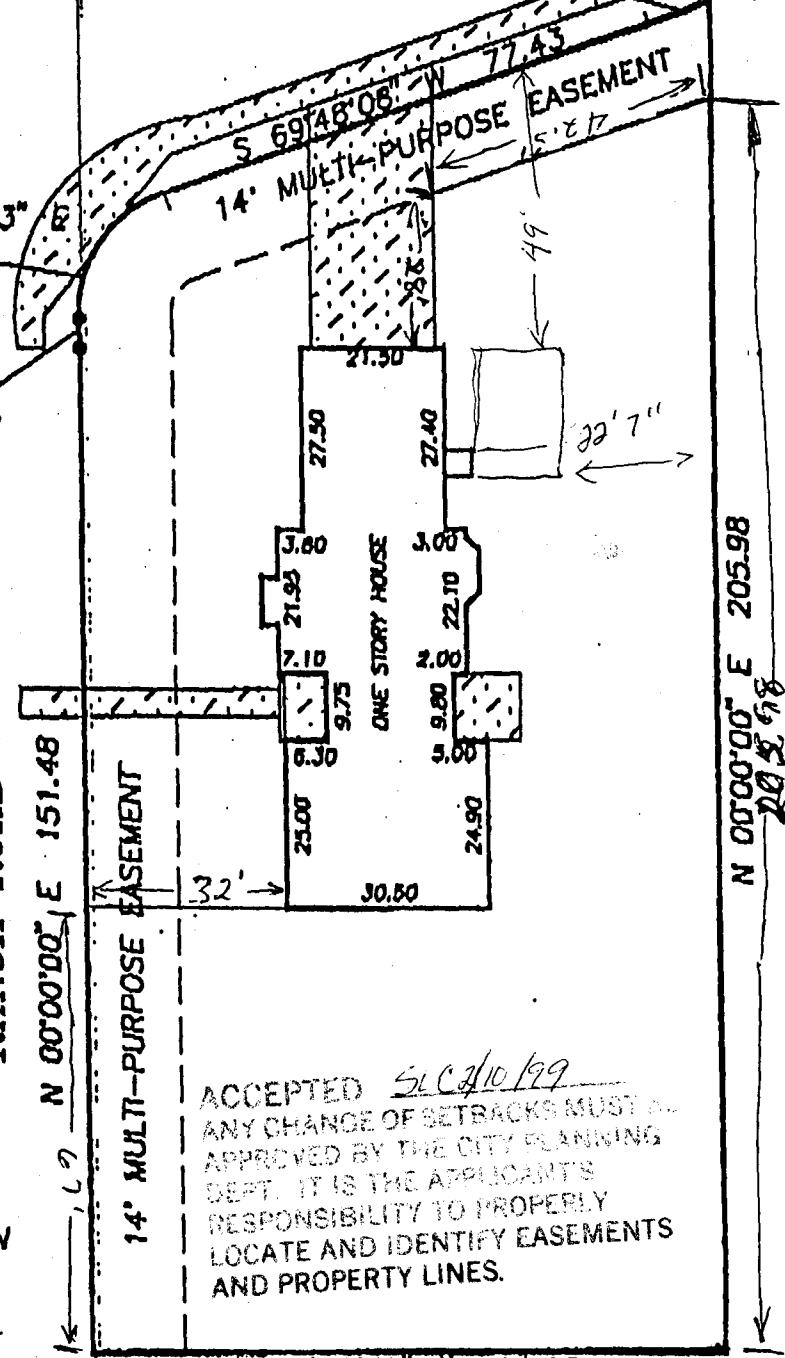
N=225.00
 D=02°31'53"
 B=S 68°32'09" W
 C=9.94
 T=4.97

RANCH COURT



A=25.11
 R=20.00
 D=71°55'27"
 B=N 33°50'33" E
 C=23.49
 T=14.51

A=4.62
 R=125.00
 D=02°07'04"
 B=N 01°03'31" W
 C=4.62
 T=2.31



DESCRIPTION

LOT 4 IN BLOCK 1 OF
 WILSON RANCH FILING NO. FOUR,
 MESA COUNTY, COLORADO

 WESTERN COLORADO 96-9-214L
 TAX ID. NO. 2701-344-20-004

LEGEND & NOTES

● FOUND SURVEY MONUMENTS SET BY QED

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 10/11/96, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Max E. Morris 10/11/96
 Max E. Morris, Registered Colorado Land Surveyor #15413

