

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 89129



Your Bridge to a Better Community

Wisteria

BLDG ADDRESS 2618 Wisteria SQ. FT. OF PROPOSED BLDGS/ADDITION 2100

TAX SCHEDULE NO. 2701-354-64-007 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION 2620 G. Rd. Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2100

FILING 1 BLK BLK-2 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Wrights Mesa LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2580 G. Rd. G.T. CO. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 260-8064 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT TED MARTIN TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2580 G. Rd. G.T. CO.  
 (2) TELEPHONE 260-8064

**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 RMF-5 Maximum coverage of lot by structures 100%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5/3 from PL, Rear 25/5 from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Approval Ltr from Lic engineer

CENSUS 10 TRAFFIC 17 ANN# \_\_\_\_\_

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 [Signature] Date 4/22/03

Department Approval [Signature] Date 4/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15948</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-23-03</u>

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)

S 12°25'42" W 12.89'

N 28°50'01" W 9.69'

R = 330.50  
Ch Brg = S 13-22-10 E  
Ch = 94.23

# TED MARTIN WRIGHTS MESA L.L.C.

Grand Junction, Colorado 81505  
970/241-2491 Cell: 970/260-8064  
4292

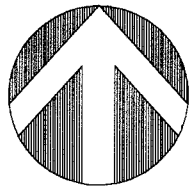
Spec Home  
2618 Wisteria Ct.  
2620 G Road Sub.  
Grand Jct. CO

4/24/03

4/23/03

*C. Faye Dubon*

**ACCEPTED**  
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.



NORTH

TRACT D  
0.026 ACRES  
R = 330.50  
Ch Brg = S 13-22-10 E  
Ch = 94.23

S 87-04-47 E 112.34'

25'

97.02'

S 08-47-07 W

S 51°31'06"E 11.89'

S 51-31-06 E

13.30'

N 83-39-24 E

10.14'

R = 172.00'

Ch Brg = S 87-07-09 E

Ch = 55.14'

*FW*  
*CU*  
4/23/03

## SITE PLAN

SCALE: 1" = 20'

11-89'

5'

5'

20'

20'