

DATE SUBMITTED: 3/16/92

PERMIT NO. 41486 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 734 CORRAL Drive SQ. FT. OF BLDG: 1446

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 8220

FILING # _____ BLK # 4 LOT # 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-06-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER GT+ Dave USE OF EXISTING BUILDINGS: ~~As Is~~

ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: _____ New Residence

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' 25' GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' 10' REAR 15' 20' CENSUS TRACT: 10 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

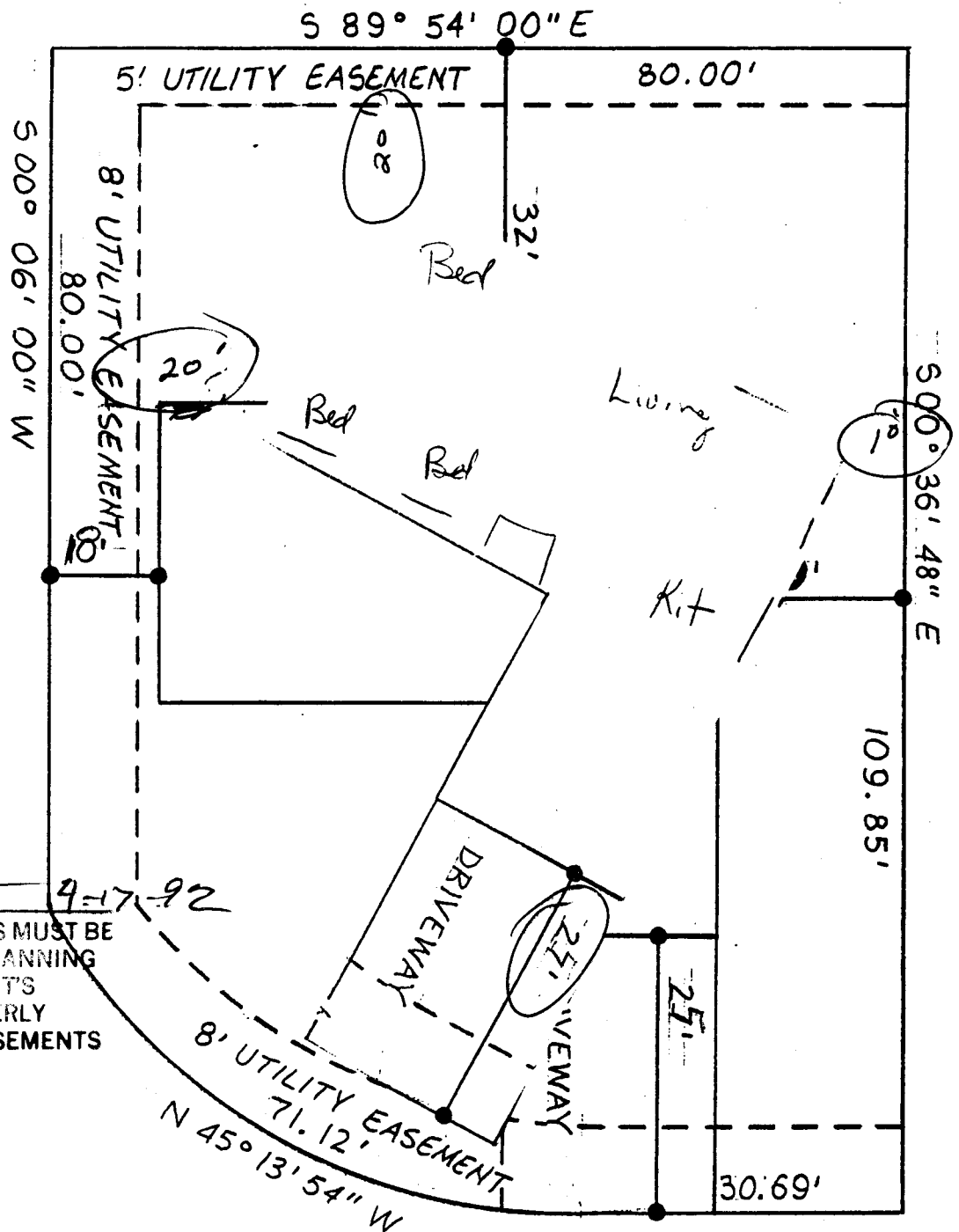
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

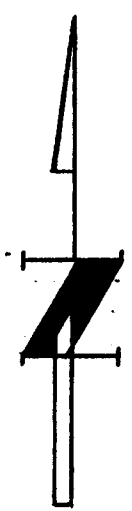
[Signature]
Department Approval
4-17-92
Date Approved

[Signature]
Applicant Signature
3/4/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



ACCEPTED *JK* 4-17-92
 ANY CHANGES TO THIS PLAN MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE OWNER'S
 RESPONSIBILITY IS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Lot 1 Block 4
 734 Corral Dr

CITY OF GRAND JUNCTION
Community Development Department

4886



PHONE NO. 245-1434 DATE 3/6/92

NAME GNT Development

ADDRESS 2457 Industrial Blvd.
GJ.

CHECK NO. _____ CASH
 METHOD OF PAYMENT

DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT
Rezone		Variance	
Conditional Use		Lot Split	
Special Use		Minor Change	
Subdivision - Preliminary		Sign Permit	
Subdivision - Final		Special Events Permit	
Subdivision - Minor		Fence Permit	
Planned Development:		Planning Clearance	5.00
Rezone and O.D.P.		Subscriptions	
Rezone and Preliminary		Maps/Books	
Rezone and Final		Resubdivisions	
O.D.P. Only		Property Line Adj.	
Preliminary Only		Copies	
Final Only		Miscellaneous	
Development in H.O.			
Vacation/Easement/R.O.W.			
Floodplain Permit			

TOTAL 5.00

Received By A. Bassett

