

DATE SUBMITTED: 7/20/93

PERMIT NO. 45690
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2551 South Corral Dr SQ. FT. OF BLDG: 1600

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 19000

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

TAX SCHEDULE # 2701-344-13-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Touchstone Const USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite 209 SU.

TELEPHONE: 245-9629 DESCRIPTION OF WORK AND INTENDED USE: new single family 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 RR-4 FLOODPLAIN: YES _____ NO X

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

SIDE 10 REAR 20 CENSUS TRACT: 10 TRAFFIC ZONE: 1B

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.

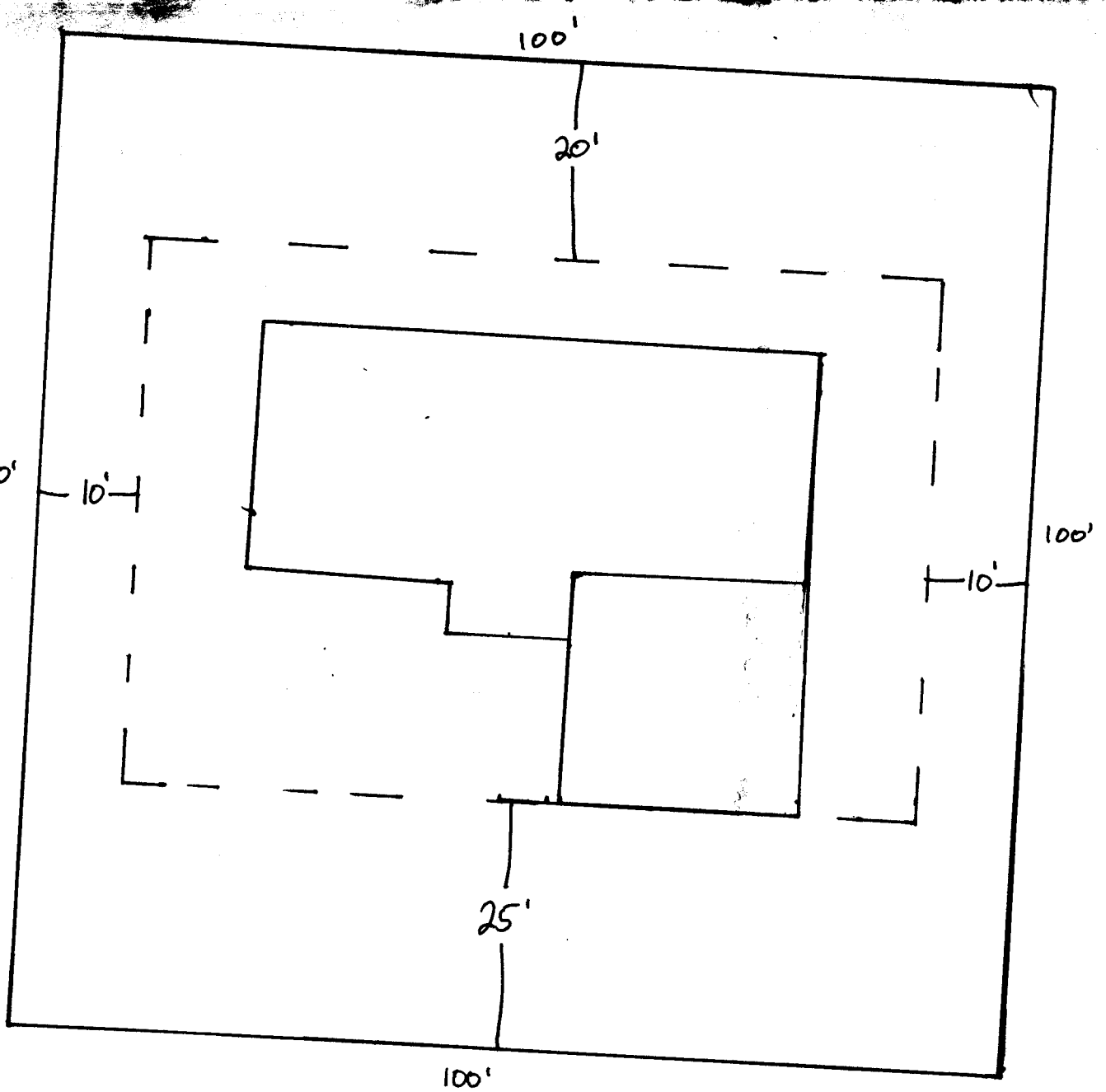
Marcia Potts
Department Approval

Chris J. Korath
Applicant Signature

7-20-93
Date Approved

6-8-93
Date

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



2551

South Corral Drive
 Lot 1 Block 2 Wilson Ranch Filing #2.

Alden and Eleanor Knapp

ACCEPTED MP 7-20-93
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 STATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.