

DATE SUBMITTED: 9/1/93

PERMIT NO. 46146

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2552 South Corral Dr SQ. FT. OF BLDG: 1600

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 9550

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

TAX SCHEDULE # 2701-34-11-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Tauchstone Const. USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite #209 G5.

TELEPHONE: 245-9069 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 PR-4 FLOODPLAIN: YES NO

SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES NO

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

MAXIMUM HEIGHT 35' 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.

Angeline Barrett
Department Approval

King Korabli
Applicant Signature

9/1/93
Date Approved

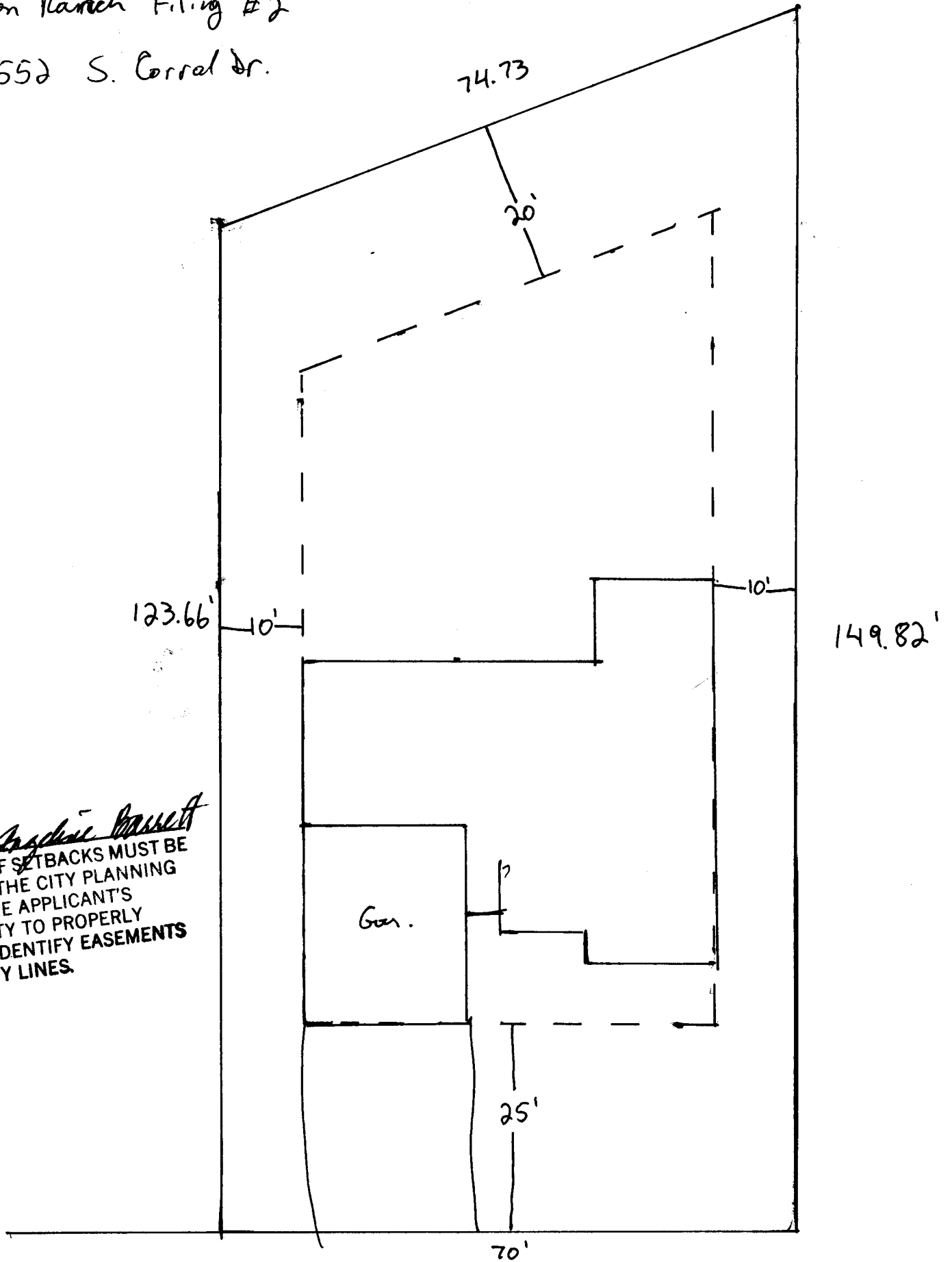
9/1/93
Date

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

Lot 1 Block 1

Wilson Ranch Filing #2

2552 S. Corral Dr.



ACCEPTED *Angeline Barrett*
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.