

DATE SUBMITTED: 6/3/93

PERMIT NO. 45786

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2555 S. Corral Drive

SQ. FT. OF BLDG: 1800

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 10,000

FILING # 2 BLK # _____ LOT # 3

NO. OF FAMILY UNITS: 1 SF

TAX SCHEDULE # 2945-144-23-007

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Touchstone Const

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite 209 G.V. 899

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 PR

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 75

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10 REAR 20

CENSUS TRACT: 10 TRAFFIC ZONE: 18

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.

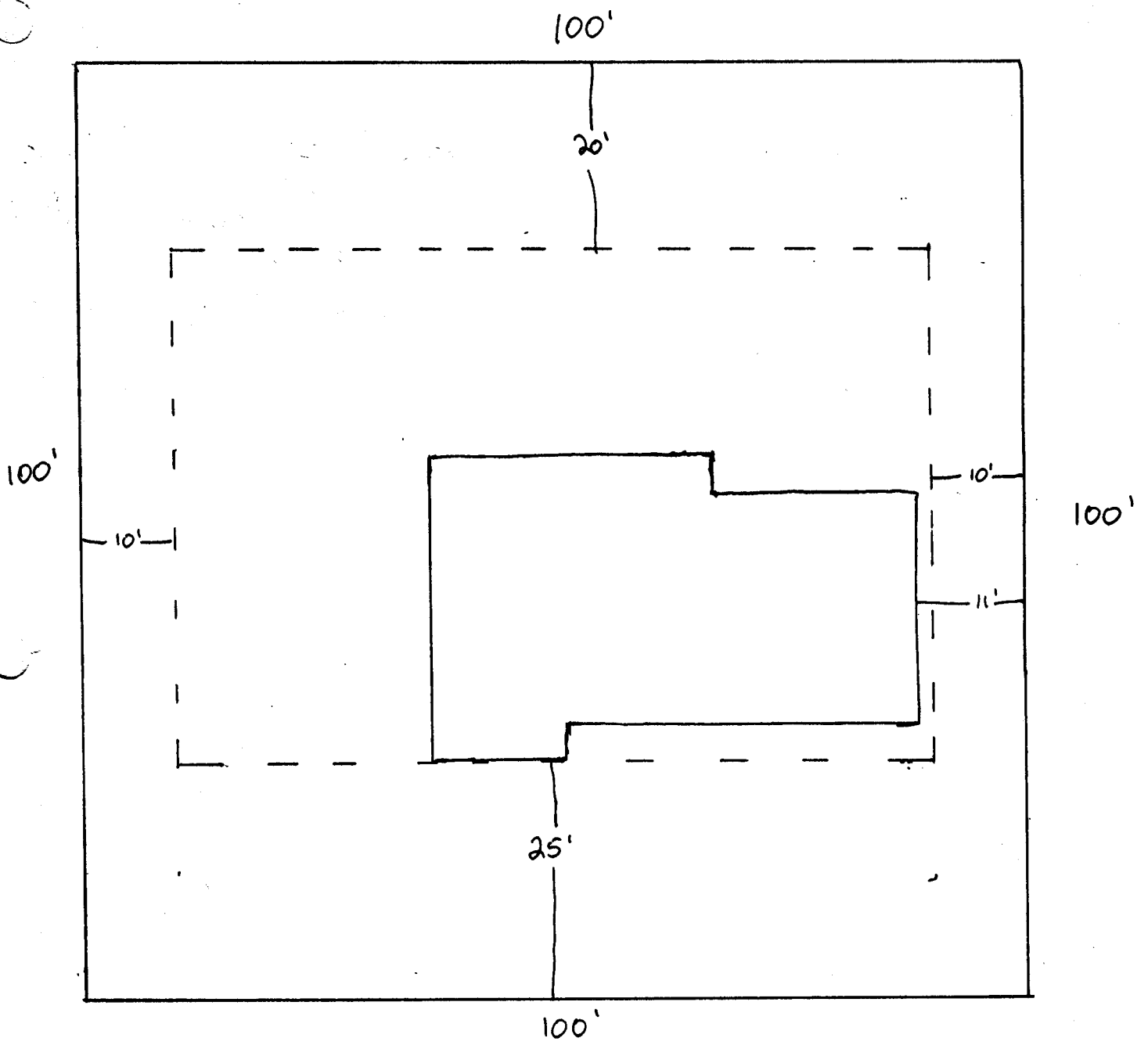
Christen A. Beck
Department Approval

Kris J. Korabel
Applicant Signature

6/3/93
Date Approved

5-30-93
Date

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



Chris + Leslie Ober broeking
 2555 South Corral Drive
 Lot 3 Block 2 Wilson Ranch Filing #2.

ACCEPTED 6/23 6/3/93
 ANY OTHER CODE REVISIONS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT BEFORE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.