

DATE SUBMITTED: 10-19-93

PERMIT NO. 46605

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2558 S. Corral Dr.  
BLDG ADDRESS 730 Corral Court

SQ. FT. OF BLDG: 2128

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 8958

FILING # 2 BLK # 1 LOT # 8

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-11-008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER MERRITT Const

USE OF EXISTING BUILDINGS: 0

ADDRESS 3109 E 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 434-5561

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

Designated  
FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 10' REAR 20'

CENSUS TRACT: 14 TRAFFIC ZONE: 13

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.

Marcia Pitz  
Department Approval

[Signature]  
Applicant Signature

10-19-93  
Date Approved

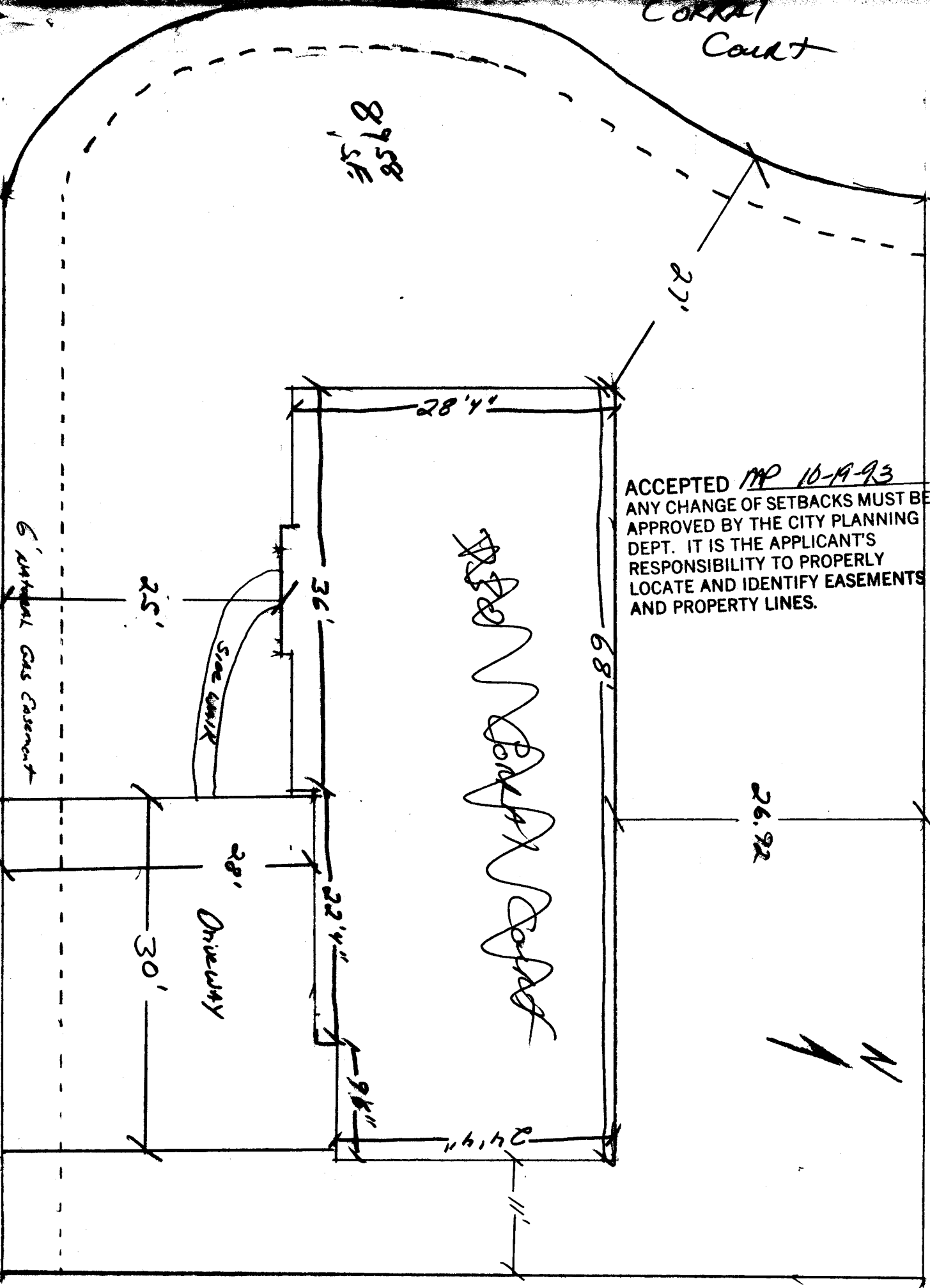
10-19-93  
Date

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

CORNER  
COURT

8958  
51

3558  
South - Canal - Drive



ACCEPTED MP 10-19-93  
 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.

26.92



500 sq ft

28' Driveway

6' Utility Gas Easement

25'

30'

36'

22'4"

28'4"

68'

24'4"

27'

9'6"