

DATE SUBMITTED 12-10-93

BUILDING PERMIT NO. 47157

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Department of Community Development**

BLDG ADDRESS 2563 S. Corral SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000  
SUBDIVISION Wilson Ranch SQ. FT. OF EXISTING BLDG(S) N/A  
FILING 3 BLK 3 LOT 1 NO. OF FAMILY UNITS 1 SFR  
TAX SCHEDULE NO. 2701-344-06-176 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
OWNER Touchstone Const. ADDRESS 336 Main Suite 209 TELEPHONE 245-9629  
DESCRIPTION OF WORK AND INTENDED USE:  
new single family residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 25' from property line or 25' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 10' from property line CENSUS TRACT 10 TRAFFIC ZONE 18  
Rear 20' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

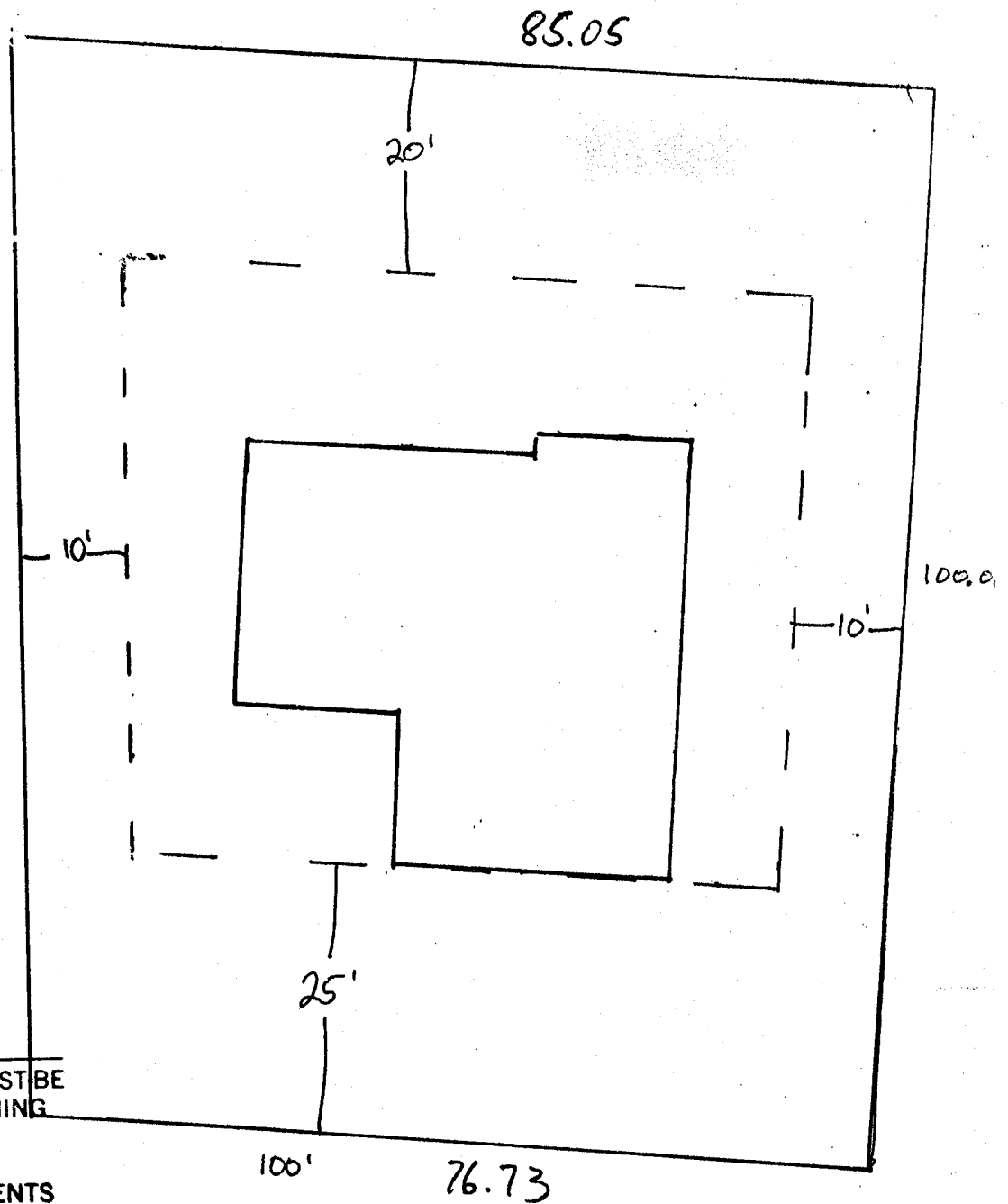
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Marcia Pitz Applicant Signature Kris J. Korahil  
Date Approved 12-10-93 Date 12-10-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED 12-10-93  
 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.

2363 South Corral Drive  
 Lot 1 Block 3  
 Wilson Ranch Filing #3