

DATE SUBMITTED 11-23-93

BUILDING PERMIT NO. 47904
FEE \$ 500

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

BLDG ADDRESS 2567 S. Corral Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1896
SUBDIVISION Wilson Ranch SQ. FT. OF EXISTING BLDG(S) N/A
FILING 3 BLK 3 LOT 3 NO. OF FAMILY UNITS 1 SFR
TAX SCHEDULE NO. 2701-343-06-176 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER Touchstone Const. DESCRIPTION OF WORK AND INTENDED USE:
ADDRESS 336 Main Suite 209 new single family residence
TELEPHONE 245-96 29

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 X
SETBACKS: Front 25' from property line or _____ 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 _____

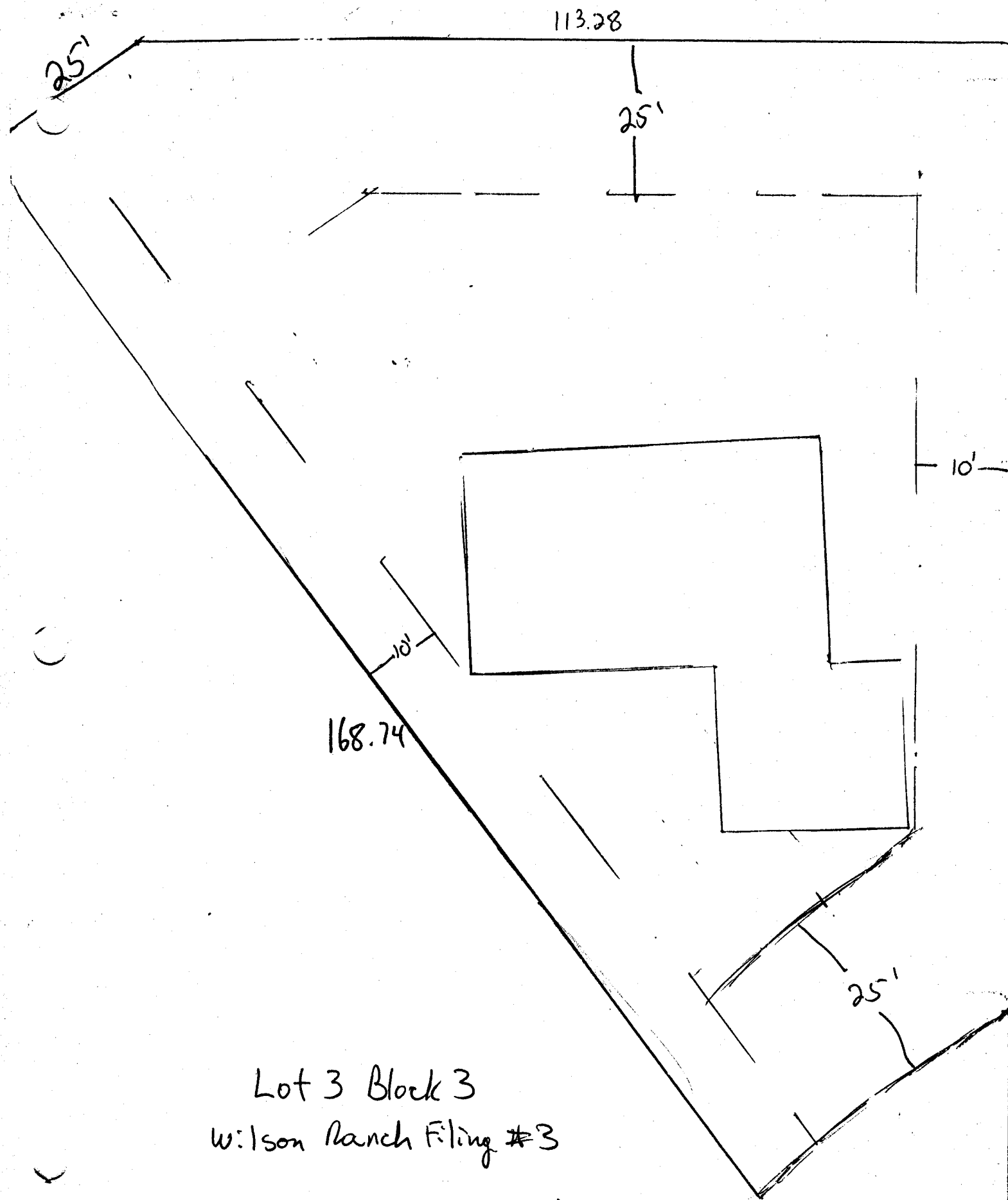
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Maria Pety Applicant Signature Chris J. Korabel
Date Approved 11-23-93 Date 11-23-93

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

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



Lot 3 Block 3
Wilson Ranch Filing #3
2567 S. Corral Drive

ACCEPTED *MP 11-23-93*
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.