

DATE SUBMITTED: 6-8-93

PERMIT NO. 45430 ✓

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 734 Corral Court

SQ. FT. OF BLDG: 1800

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 9800

FILING # 2 BLK # 1 LOT # 6

NO. OF FAMILY UNITS: 1

(NOT ASSIGNED yet?)
TAX SCHEDULE # _____

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

OWNER Touchstone Const

USE OF EXISTING BUILDINGS:
N/A

ADDRESS 336 Main Suite 209

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 P.R 4.4

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 18

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

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.

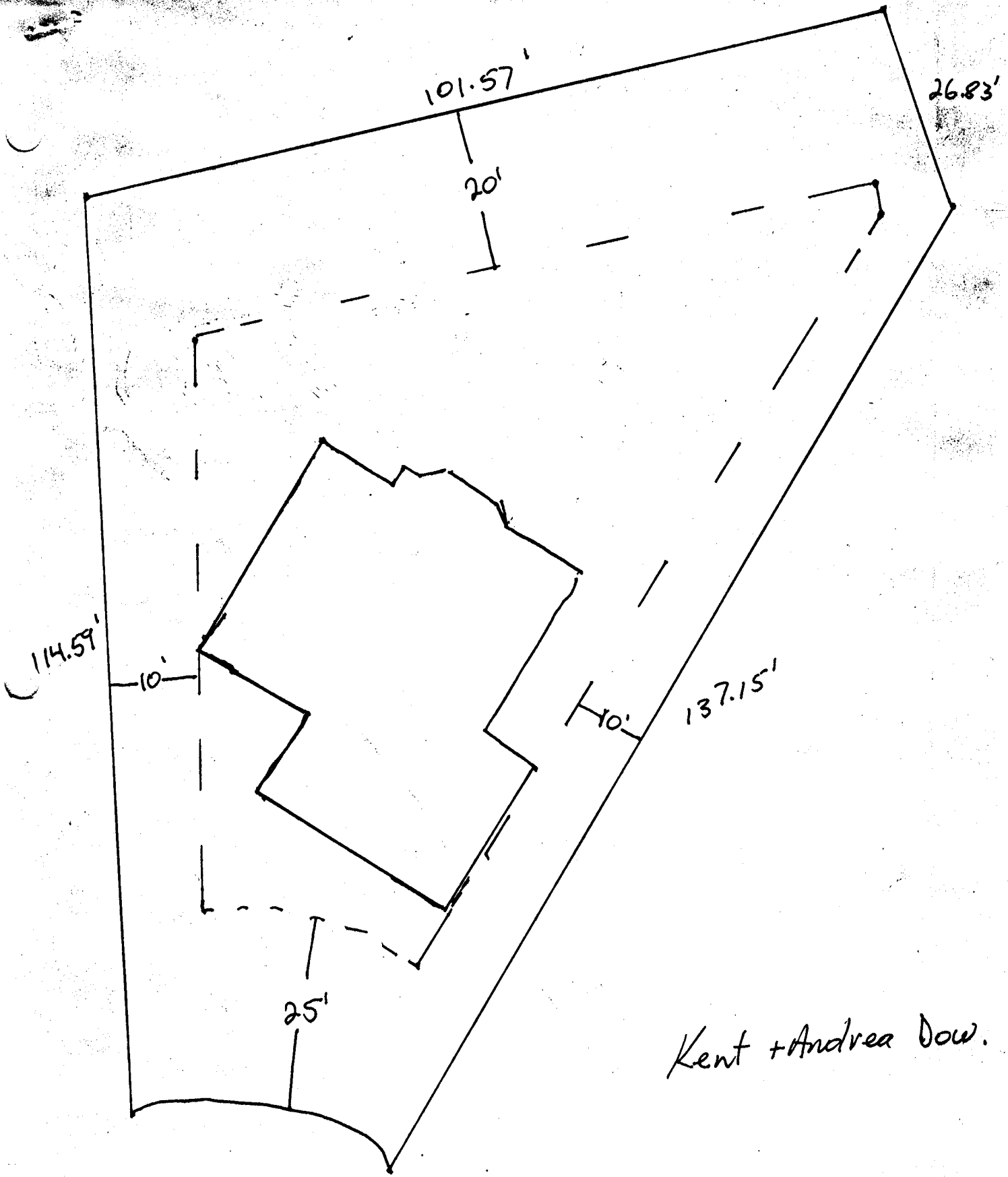
[Signature]
Department Approval

[Signature]
Applicant Signature

6-8-93
Date Approved

6-6-93
Date

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



Kent + Andrea Dow.

734 Corral Ct.
Lot 6 Block 1
Wilson Ranch Filing #2