DATE SUBMITTED: 1/6/23

PERMIT NO.	43893	V
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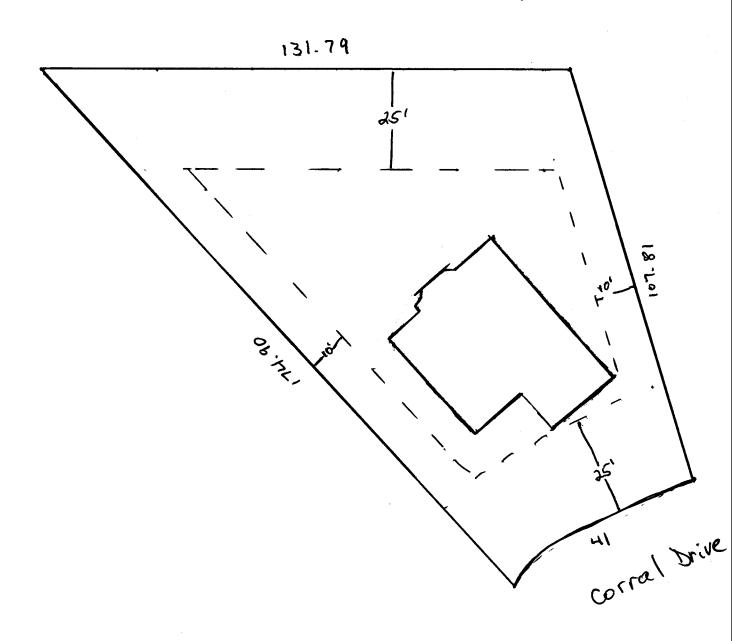
PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 729 Corral Drive	SQ. FT. OF BLDG: 1900		
SUBDIVISION Wilson Ranch	SQ. FT. OF LOT: 10,500 \$		
FILING # BLK # LOT #	NO. OF FAMILY UNITS:		
TAX SCHEDULE # 27013 44 04 014	NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:		
OWNER Touchstone Construction	USE OF EXISTING BUILDINGS:		
ADDRESS 336 Main Suite 209 GS-6 815			
TELEPHONE: (303) 245-9629	DESCRIPTION OF WORK AND INTENDED USE: New Single family residence		
REQUIRED: Two plot plans showing parking, landscaping, setbad	• /		

FOR OFFICE U	JSE ONLY		
ZONE	DPLAIN: YES NOX		
TBACKS: FRONT GEOL	OGIC HAZARD: YES NOX		
SIDE 6' REAR /5' CENSI	US TRACT:/O TRAFFIC ZONE:/8		
MAXIMUM HEIGHT PARK	ING REQ'MT		
LANDSCAPING/SCREENING REQUIRED: SPECI	AL 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 a vegetation materials that die or are in an unhealthy condition shall be maintained in a			
I hereby acknowledge that I have read this application and the al	bove is correct, and I agree to comply with the requirements		
above. Failure to comply shall result in legal action.	Via A Valil		
Department Approval Applicant Signature			
1/16/93			
Date Approved	Date		

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

Plot plan for Burtard
Lot 14 Block 2 Wilson Ranch Filing #1
729 Corral Drive



ACCEPTED 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.