

DATE SUBMITTED: 6-3-93

PERMIT NO. 45783
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 735 Corral Dr

SQ. FT. OF BLDG: 192

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 5,000

FILING # 1 BLK # 2 LOT # 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-04-011

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Richard M. Green

USE OF EXISTING BUILDINGS:
Workshop - Storage Living

ADDRESS 735 Corral Dr. Grand Junction

DESCRIPTION OF WORK AND INTENDED USE:
Woodworking - gardening, hobbies

TELEPHONE: 245-7786

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 4.4

FLOODPLAIN: DESIGNATED YES _____ NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 10'

CENSUS TRACT: 10 TRAFFIC ZONE: 19

MAXIMUM HEIGHT _____

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.

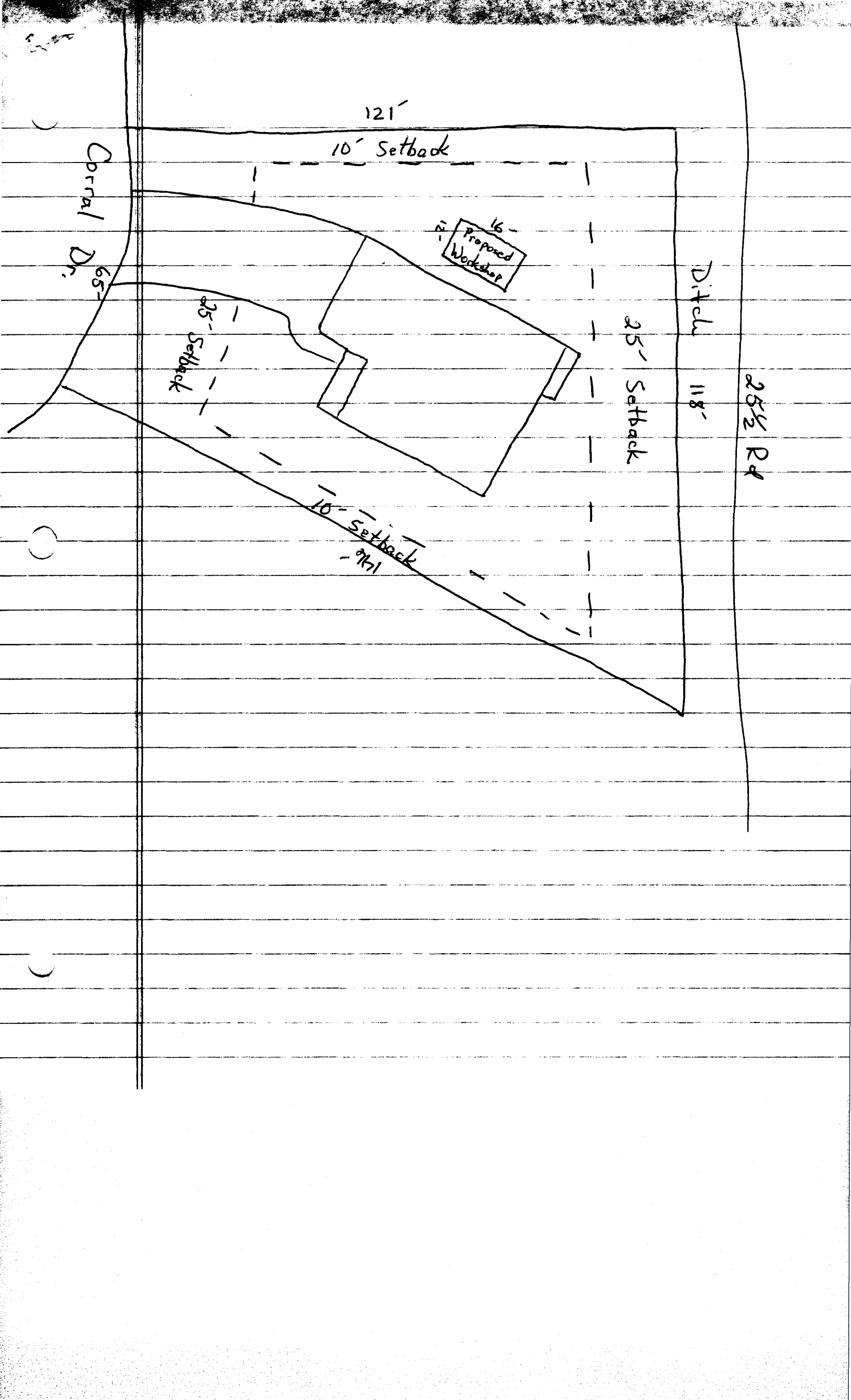
Ronnie Edwards
Department Approval

Richard Green
Applicant Signature

6-3-93
Date Approved

6-3-93
Date

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



121'

10' Setback

16'
Proposed
Workshop
21'

25' Setback

Ditch 118'

25 1/2 Rd

10' Setback
146'

25' Setback

Cornal Dr. 65'