

DATE SUBMITTED: 6-8-93

PERMIT NO. 45275
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 738 Corral Drive SQ. FT. OF BLDG: 1800
 SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 8500
 FILING # 1 BLK # 4 LOT # 3 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2701-344-~~01-000~~06-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0
 OWNER Touchstone Const. USE OF EXISTING BUILDINGS:
none
 ADDRESS 336 Main Suite 209 DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 245-9629 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 PR 4.4 FLOODPLAIN: Designated 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
 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).

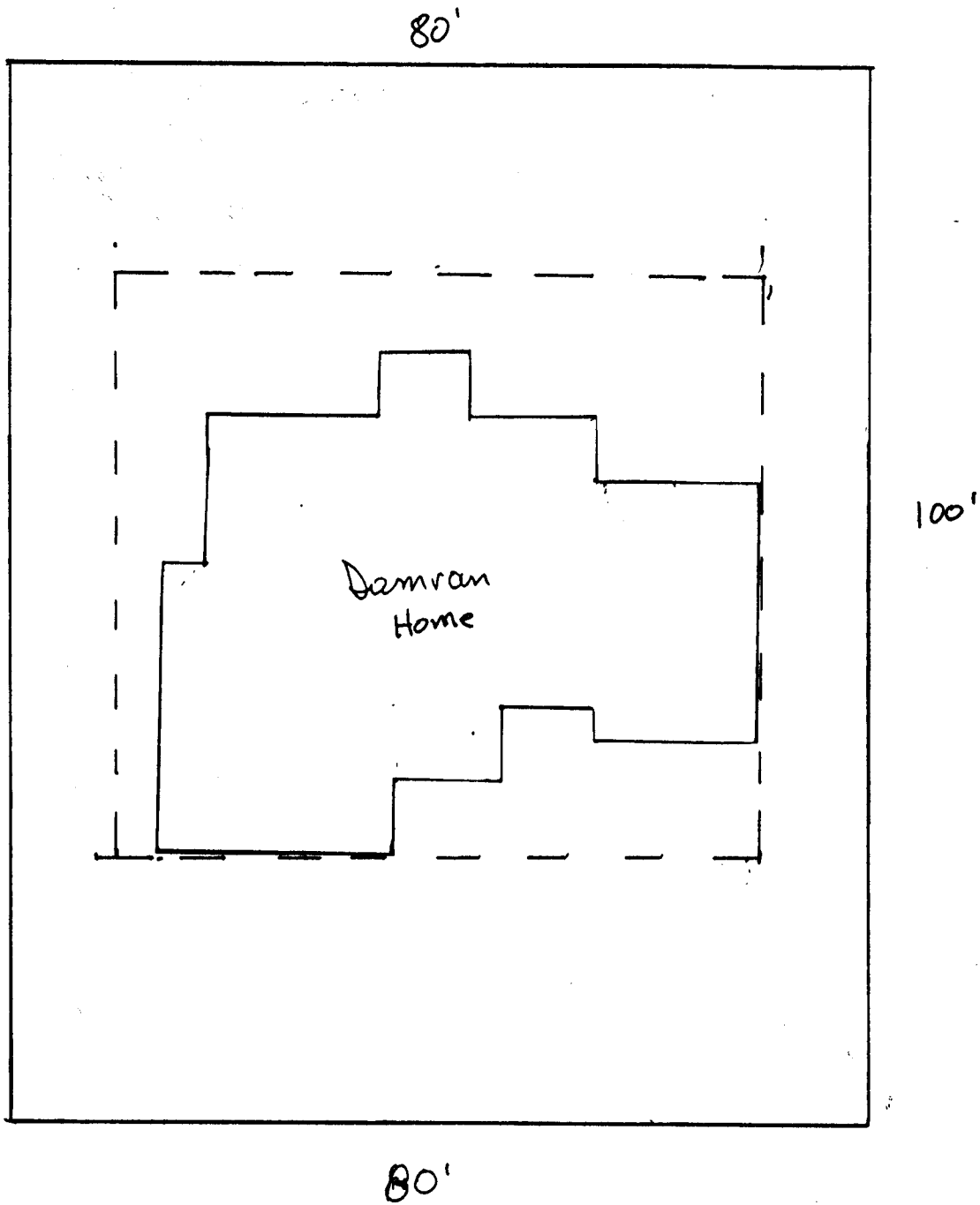
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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
6/8/93
 Date Approved

[Signature]
 Applicant Signature
6-6-93
 Date

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



Don + Dee Damron
739 Wilson Court
Lot 2 Block 1 Wilson Ranch
Filing # 1

2701-344-03-002