

DATE SUBMITTED: 1/6/93

PERMIT NO. 43973

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 739 Corral Drive

SQ. FT. OF BLDG: 2100

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 8000

FILING # 1 BLK # 2 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701 3440 4009

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

OWNER Touchstone Const.

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main St 209 B.J.G 81501

TELEPHONE: (303) 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 PR

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 15'

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.

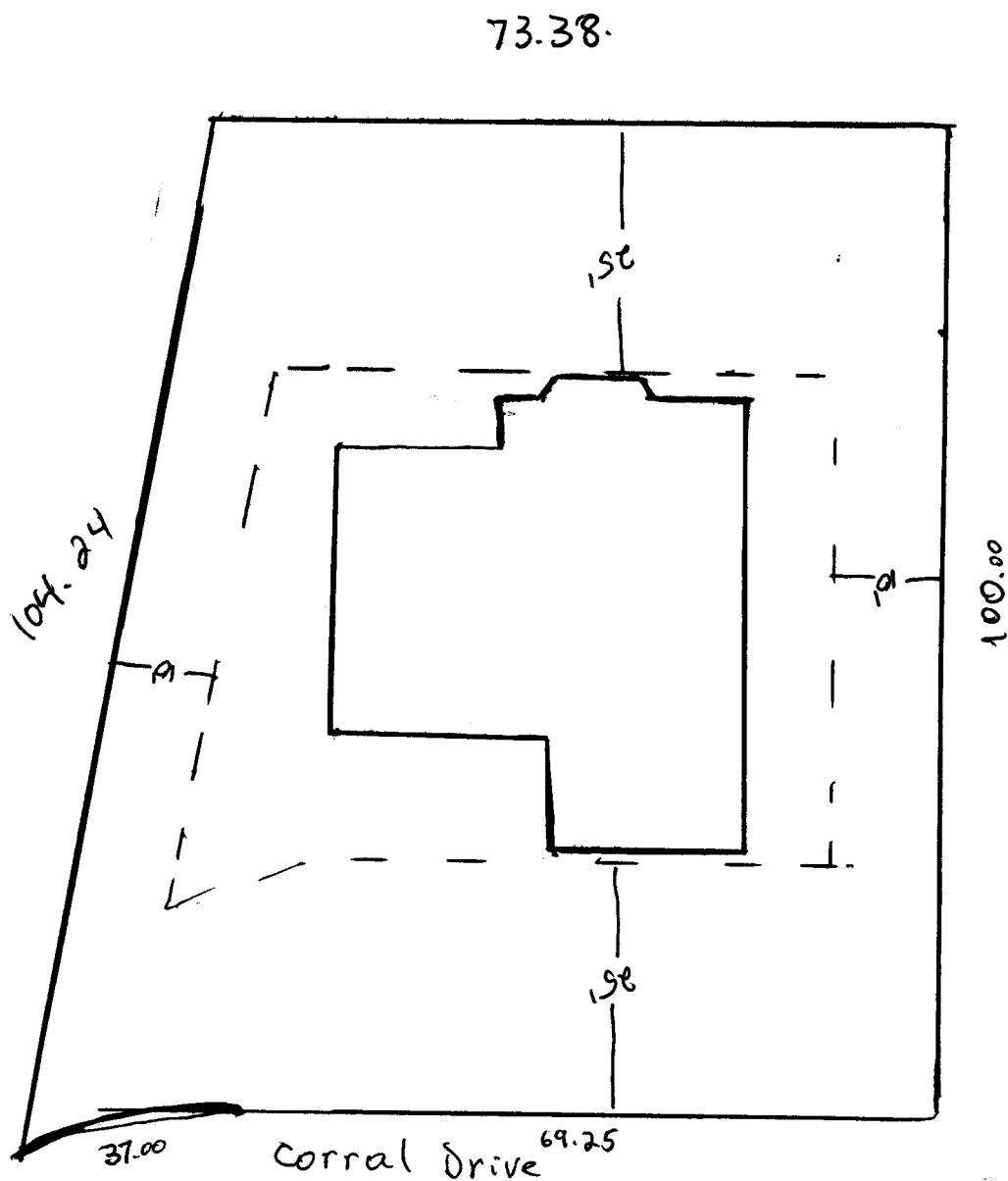
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett  
Department Approval  
1/6/93  
Date Approved

Kris J. Korabik  
Applicant Signature  
1-6-93  
Date

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

Ward  
Lot 9 Block 2 Wilson Ranch Filing #1  
739 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.