

DATE SUBMITTED 12-14-93

BUILDING PERMIT NO. 47151

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 741 Corral Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,583

SUBDIVISION Wilson Ranch

SQ. FT. OF EXISTING BLDG(S) 8,000

FILING 1 BLK 2 LOT 8

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2701-344-05-008

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

OWNER Mike & Leslie Arroyo

ADDRESS 588 Placer

DESCRIPTION OF WORK AND INTENDED USE:  
New residence

TELEPHONE 245-9354

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PC 4.4

DESIGNATED FLOODPLAIN: YES  NO

SETBACKS: Front 25' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES  NO

Side 10' from property line

CENSUS TRACT 10 TRAFFIC ZONE 18

Rear 20' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 12-14-93

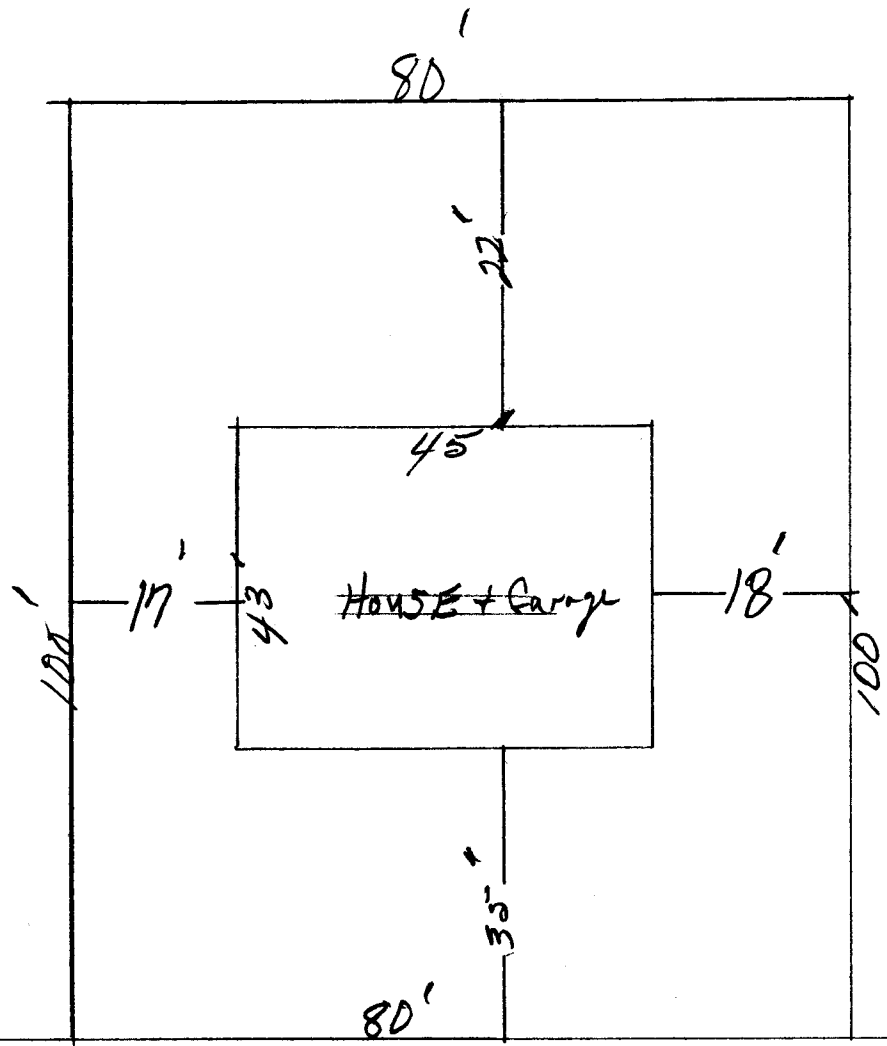
Date Dec-14, 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED MP 12-14-93  
 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.

CORRAL DR. TAX # 2701-344-~~008~~<sup>05-008</sup>

~~Plot Plan~~  
~~7A1 CORRAL~~  
~~Lot 8 Wilson + Inch Sub~~

Wilson Ranch Homeowners Association  
Architectural Committee  
738 Wilson Ct.  
Grand Junction, CO 81505

December 13, 1993

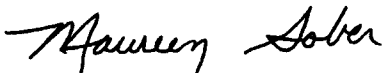
Mr. James Eldridge, Jr.  
James Eldridge Construction  
663 29 1/2 Road  
Grand Junction, CO 81504

Dear Mr. Eldridge:

This letter will serve to confirm approval of the building plans submitted for the two-story home located at 741 Corral Drive. The colors that have been chosen for the exterior (gray with white trim with red brick accent) is approved, providing the gray is dark and contrasts with the home to the east of the construction site.

Thank you for submitting your plans in a timely manner. If there are any future changes planned, please notify the Architectural Committee prior to implementation.

Respectfully,



Maureen Sober  
Chairperson-Architectural Committee

ArchOK