

DATE SUBMITTED: 9/1/93

PERMIT NO. 46145 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 743 Cerral Dr

SQ. FT. OF BLDG: 1850

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 8000

FILING # 1 BLK # 2 LOT # 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-04-007

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Touchstone Const

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite 209 ⁶⁵ 81501

DESCRIPTION OF WORK AND INTENDED USE: new single family residence

TELEPHONE: 245-9629

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

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 35'

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.

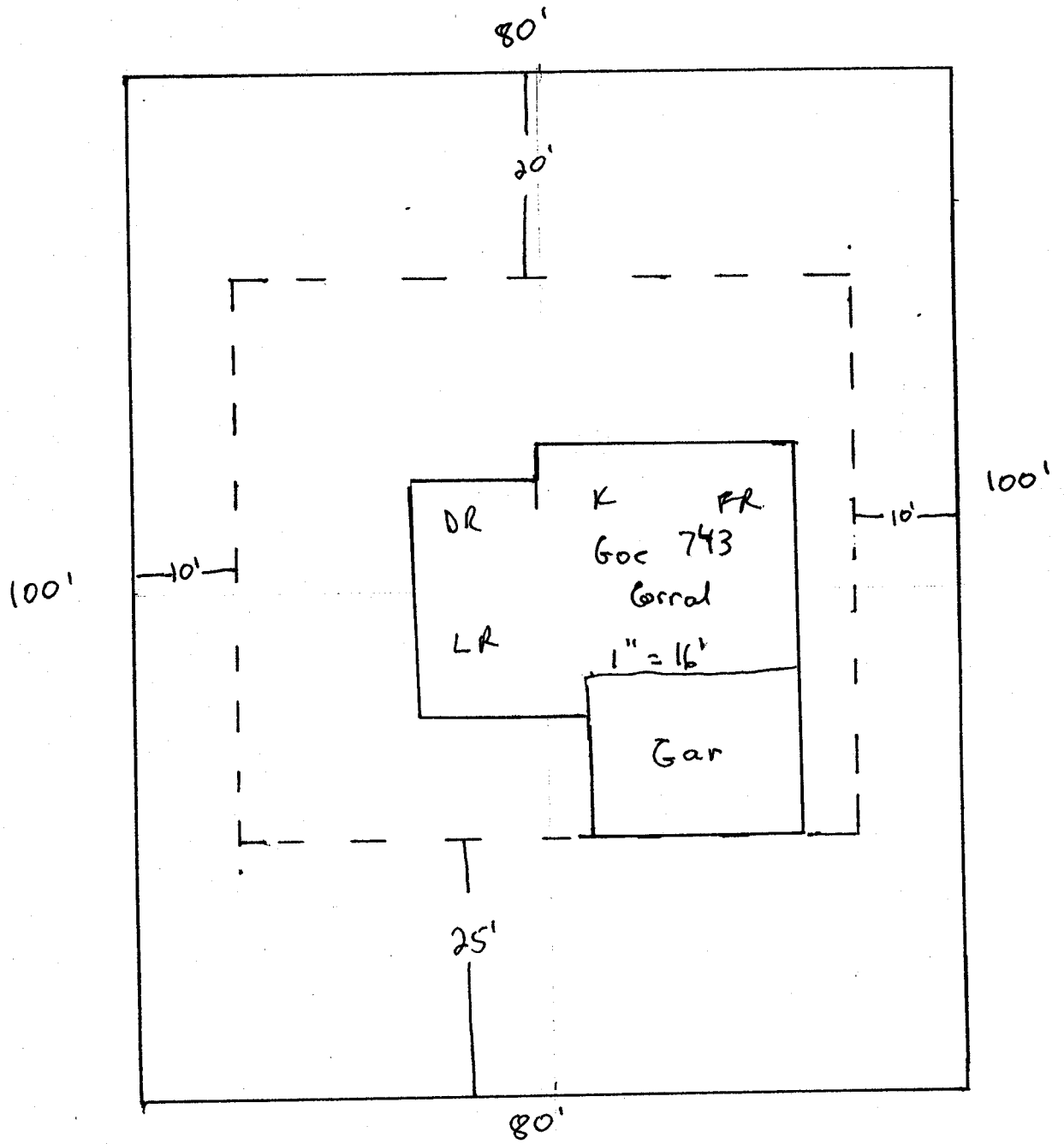
Angeline Barrett
Department Approval

Chris J. Perath
Applicant Signature

9/1/93
Date Approved

9/1/93
Date

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



ACCEPTED *Angela Barrett*
 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.

743
 Corral Drive
 lot 7 Block 2 Filing #1
 Wilson Ranch

2701-344-04-007