

DATE SUBMITTED: \_\_\_\_\_

PERMIT NO. 44260 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 745 Corral Drive

SQ. FT. OF BLDG: 2,100

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 10,000

FILING # 1 BLK # 2 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-03-013

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

OWNER Touchstone Const.

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite 209 G.S. 81501

TELEPHONE: 245-9679

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 \_\_\_\_\_

SETBACKS: FRONT 20'

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

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 18

MAXIMUM HEIGHT \_\_\_\_\_

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

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS:

Min. Bldg. separation - 15'

\*\*\*\*\*  
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.

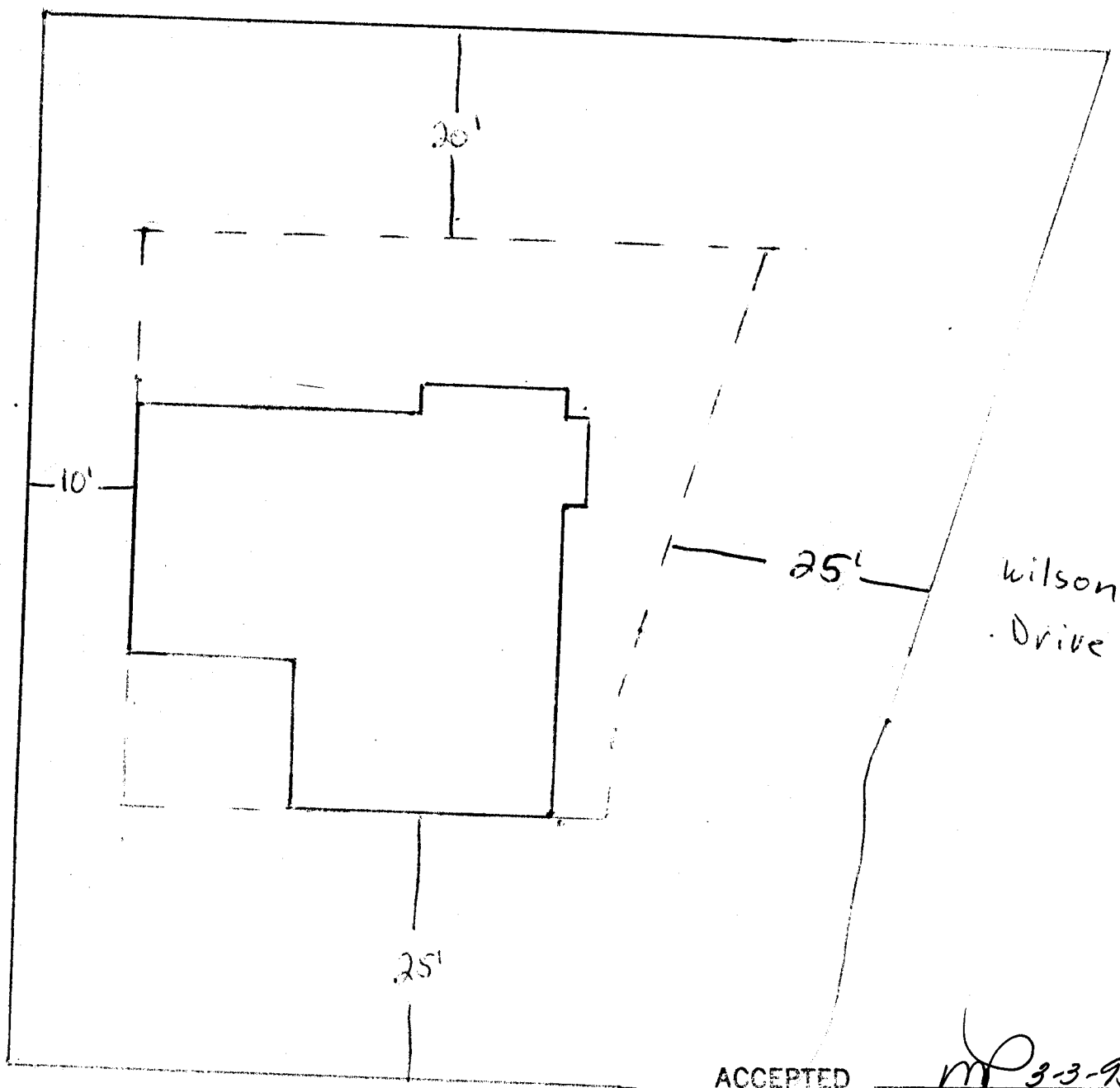
Marcia Petty  
Department Approval

Krista Kovach  
Applicant Signature

3-3-93  
Date Approved

3-4-93  
Date

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



Corral Drive

ACCEPTED

*M* 9-3-93

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.

745 Corral Drive

Lot 6 Block 2 Wilson Ranch Filing #1