

DATE SUBMITTED: 1/6/93

PERMIT NO. 44016V

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 735 Corral Drive

SQ. FT. OF BLDG: 1900

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 9,700

FILING # 1 BLK # 2 LOT # 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 270134404011

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

OWNER Touchstone Construction

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main St. 209 G.S. Co 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

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO

SIDE 5' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 1B

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

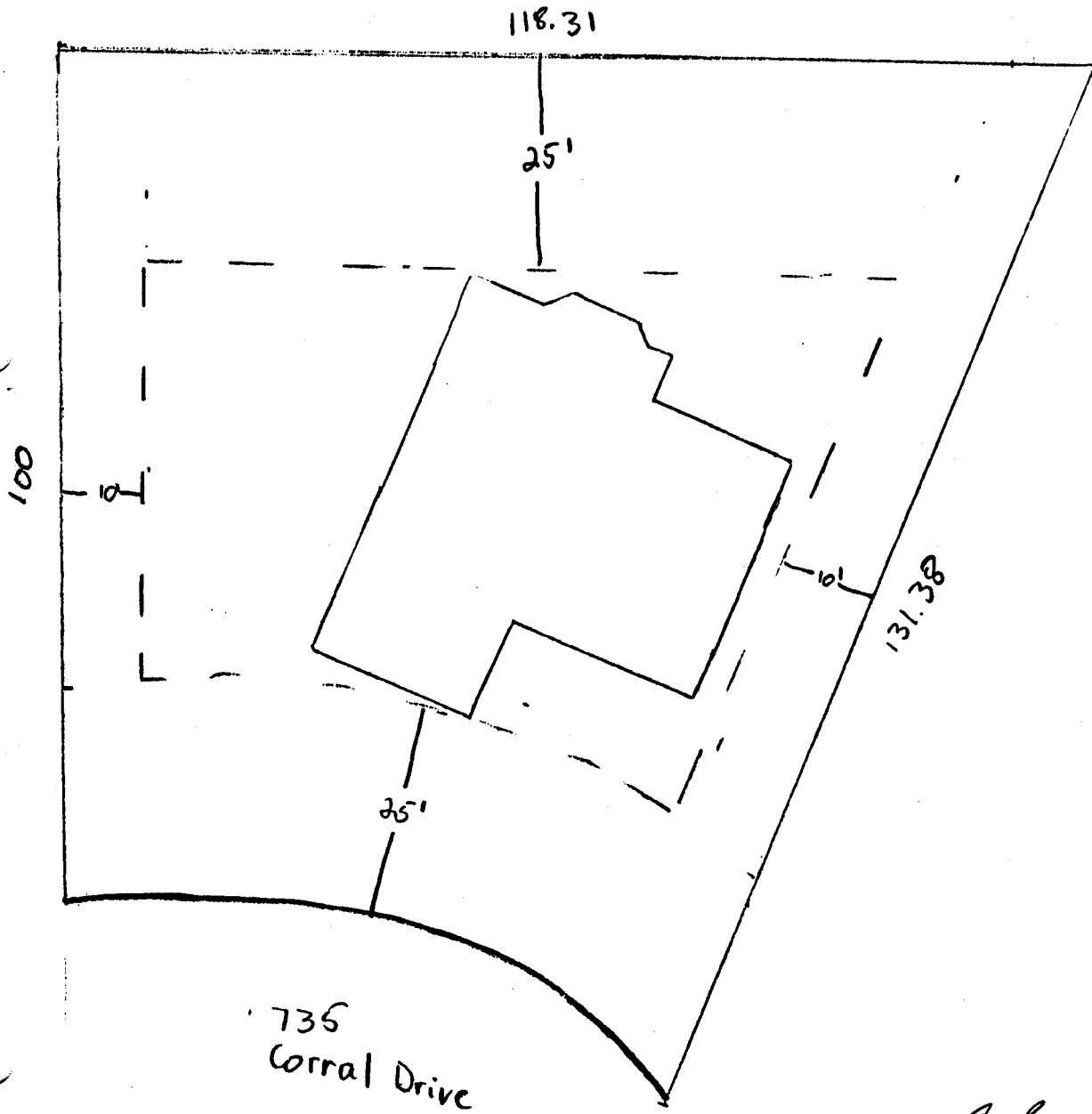
Kris J. Korahit
Applicant Signature

1/6/93
Date Approved

12-30-92
Date

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

735 Corral Drive
Lot 11 Block 2
Wilson Ranch Filing #1



ACCEPTED A. 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.

12/14/92
wh
RG
KJK