

DATE SUBMITTED: 5-5-93

PERMIT NO. 44907

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2557 G³/₈ Rd SQ. FT. OF BLDG: 1600
 SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 8500
 FILING # 1 BLK # 2 LOT # 4 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2701-344-001-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 0
 OWNER Touchstone Const. USE OF EXISTING BUILDINGS: N/A
 ADDRESS 336 Main Suite 209 GS.8501 DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: (303) 245-9629 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-4.4 FLOODPLAIN: Designated YES _____ NO
 SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 10' REAR 20' 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.

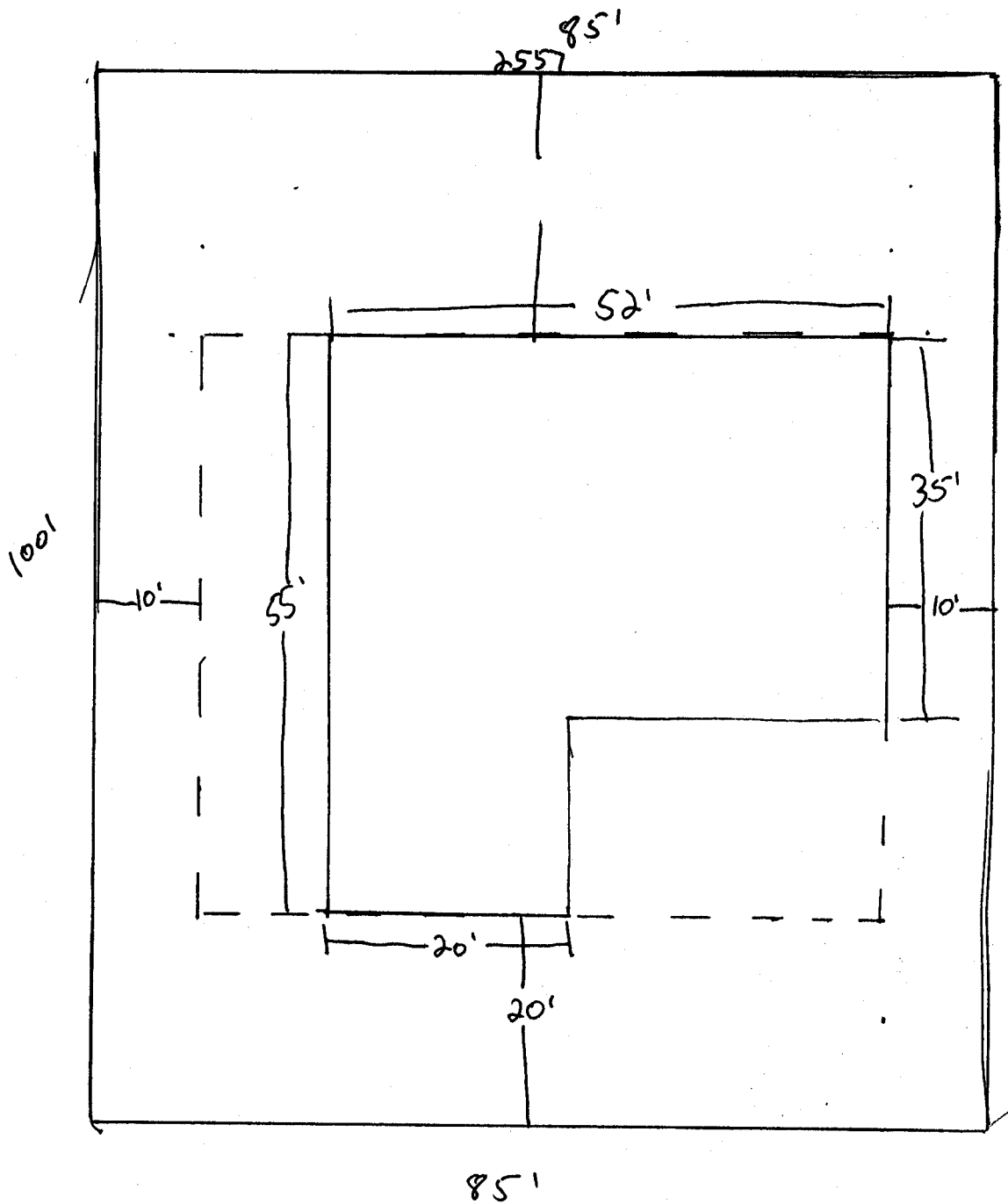
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

M. Pity
 Department Approval
5-5-93
 Date Approved

Kuo J. Kwan
 Applicant Signature
5-4-93
 Date

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

G 3/8 Road



Skerl

2557 G 3/8 Road

Lot 4 Block 2

Wilson Ranch Filing #1

2701 - 344 - 04 - 004

ACCEPTED MP 5-5-93
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.