

DATE SUBMITTED: 6-8-93

PERMIT NO. 45274  
FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 739 Wilson Court

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 8,000

FILING # 1 BLK # 1 LOT # 2

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-03-002

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

OWNER Touchstone Const

USE OF EXISTING BUILDINGS: N/A

ADDRESS 336 Main Suite 209

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 4.4

FLOODPLAIN: Designated YES \_\_\_\_\_ NO X

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.

[Signature]

[Signature]

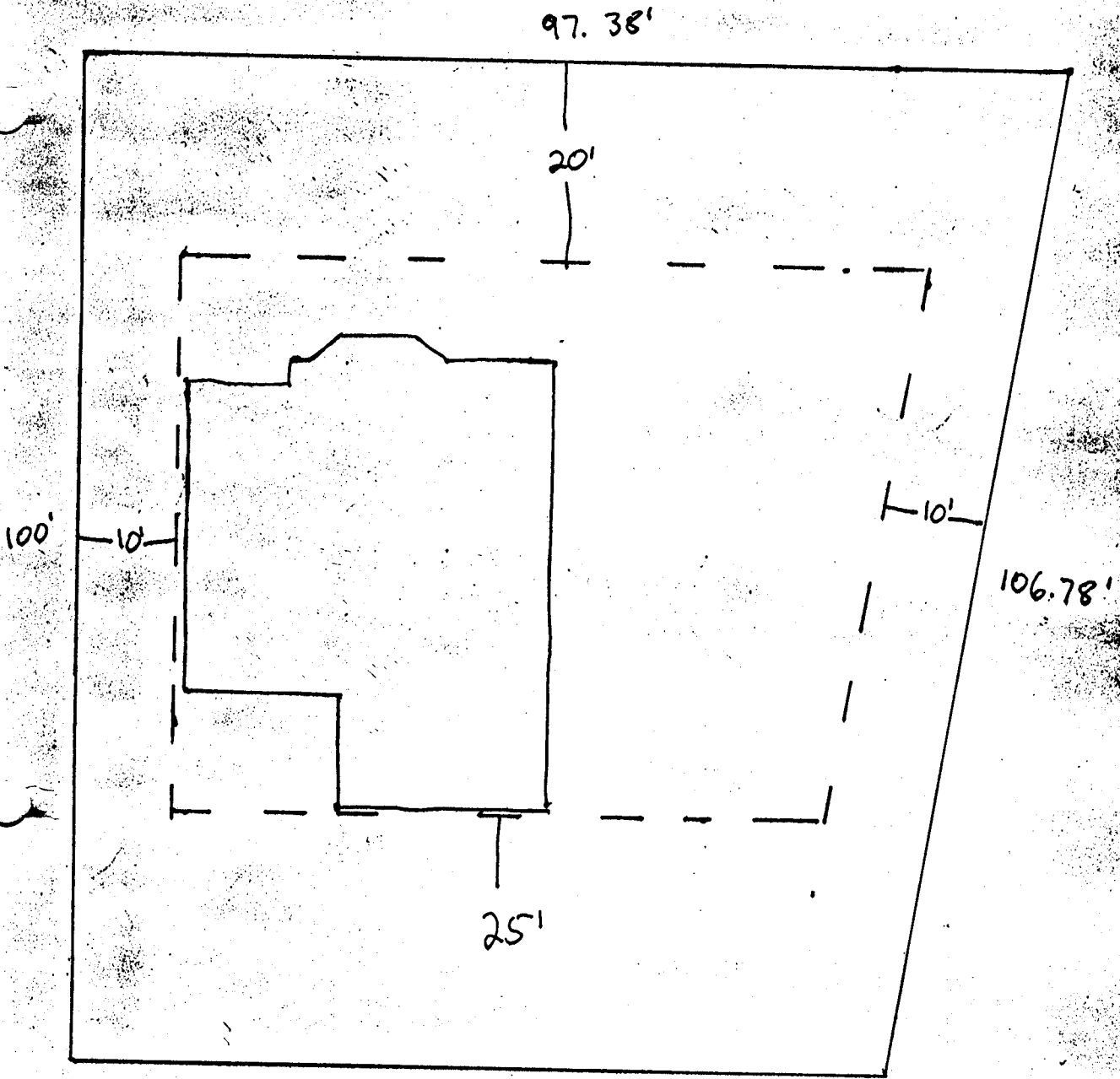
Department Approval

Applicant Signature

6/8/93  
Date Approved

6-8-93  
Date

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



80'  
 Lyle + Jill Stout  
 738 Corral Drive  
 Lot 3 Block 4  
 Wilson Ranch Filing #1

2701-344-06-003