

DATE SUBMITTED: 8/6/93

PERMIT NO. 45905 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 750 Wilson Drive SQ. FT. OF BLDG: 1800

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: _____

FILING # 1 BLK # 5 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-07-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Touchstone Const USE OF EXISTING BUILDINGS: _____

ADDRESS 336 Main Suite 209 N/A

TELEPHONE: 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-4.4 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES _____ NO X

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]
Department Approval

8/6/93
Date Approved

[Signature]
Applicant Signature

8-6-93
Date

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

2701-344-07-001

Lot 1 Block 5 W. 1/2 Sec Ranch #1

ACCEPTED KCA 8/6/93
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE COUNTY ENGINEERING
DEPARTMENT. THE COUNTY ENGINEER
RECOMMENDS THE PLAN BE
LOCATED AND THE PROPERTY LINES
AND PROPERTY LINES.

750 110'
Wilson Drive

