

DATE SUBMITTED 3/18/94

BUILDING PERMIT NO. 48056

FEE \$ 500

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2562 S. Corral Dr.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2326

SUBDIVISION Wilson Ranch

SQ. FT. OF EXISTING BLDG(S) 0

FILING 3 BLK 2 LOT 8

TAX SCHEDULE NO. 2701-344-15-008

NO. OF FAMILY UNITS 1

OWNER Touchstone Construction, Inc.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 336 Main Street, #209

TELEPHONE 303-245-9629

DESCRIPTION OF WORK AND INTENDED USE:
Single family residential construction

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel

ZONE PR

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 25' from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 10' from property line

CENSUS TRACT 10 TRAFFIC ZONE 18

Rear 20' from property line

PARKING REQ'MT

Maximum Height 35'

SPECIAL CONDITIONS:

Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved in this application cannot be occupied until a final inspection has been completed by the Building Department (Section 30 Uniform Building Code).

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

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 3/18/94

Date 3/18/94

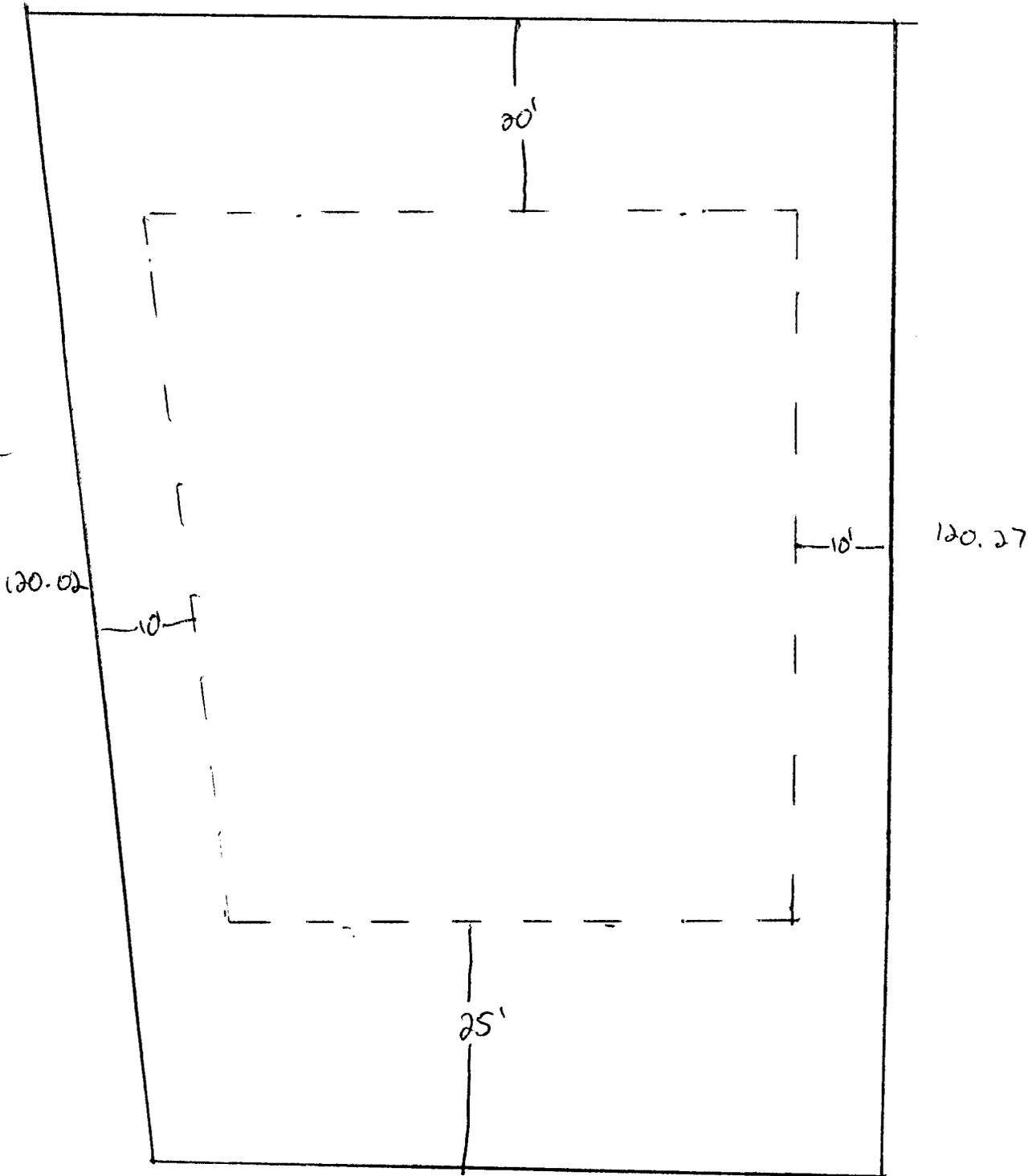
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

90.37



76.23'

2562

S. Corral Drive

Lot 8 Block 2
Wilson Ranch Filing #3

ACCEPTED R.S. Edwards 3/18/94
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.