

DATE SUBMITTED 3/24/94

BUILDING PERMIT NO. 48040
FEE \$ 500

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

BLDG ADDRESS 2565 So. Carol Dr. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
SUBDIVISION Wilson Ranch SQ. FT. OF EXISTING BLDG(S) NA
FILING 3 BLK 3 LOT 2 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2701-344-16-002 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
OWNER R. Dursey & Monte Griffin ADDRESS 3122 Americana Dr.
TELEPHONE 242-2300 DESCRIPTION OF WORK AND INTENDED USE: Residence

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

ONE PR DESIGNATED FLOODPLAIN: YES NO
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 by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, 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 3/24/94 Date 3/24/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

Wilson Ranch Homeowners Association
Architectural Committee
738 Wilson Ct.
Grand Junction, CO 81505

March 23, 1994

Mr. Robert Dorssey
Dorssey & Sons Construction
3122 Americana Drive
Grand Junction, CO 81506

Dear Bob:

This letter will serve to confirm approval of the building plans submitted for the two-story home located at 2565 S. Corral Drive. The colors (gray for the body and gray for the trim) have been also approved, but suggest alternate colors, as there are several gray homes in the immediate area. Please let us know the final choice.

Thank you for submitting your plans in a timely manner. If there are any future changes planned, please notify the Architectural Committee prior to implementation.

Respectfully,



Maureen Sober
Chairperson-Architectural Committee

ArchOK

RURAL DISTRICT

C21

TEMPORARY C.D.S.
VACATED HEREON

2

S 00:33'50" E

124.54'

S 00:33'50" E

82.00'

ACCEPTED *[Signature]* 03/24/94
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.

10 INCH. & UTILITY EASE.