

FEE \$ 5.00

BLDG PERMIT NO. 48663

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 733 CORRAL COURT TAX SCHEDULE NO. 2701 1344 11004

SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1951

FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MERRITT CONST INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3109 E 1/2 ROAD

(1) TELEPHONE 434-5561-250-1342 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS New Res.

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ New Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 35' CENSUS TRACT 10 TRAFFIC ZONE 18

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/20/94

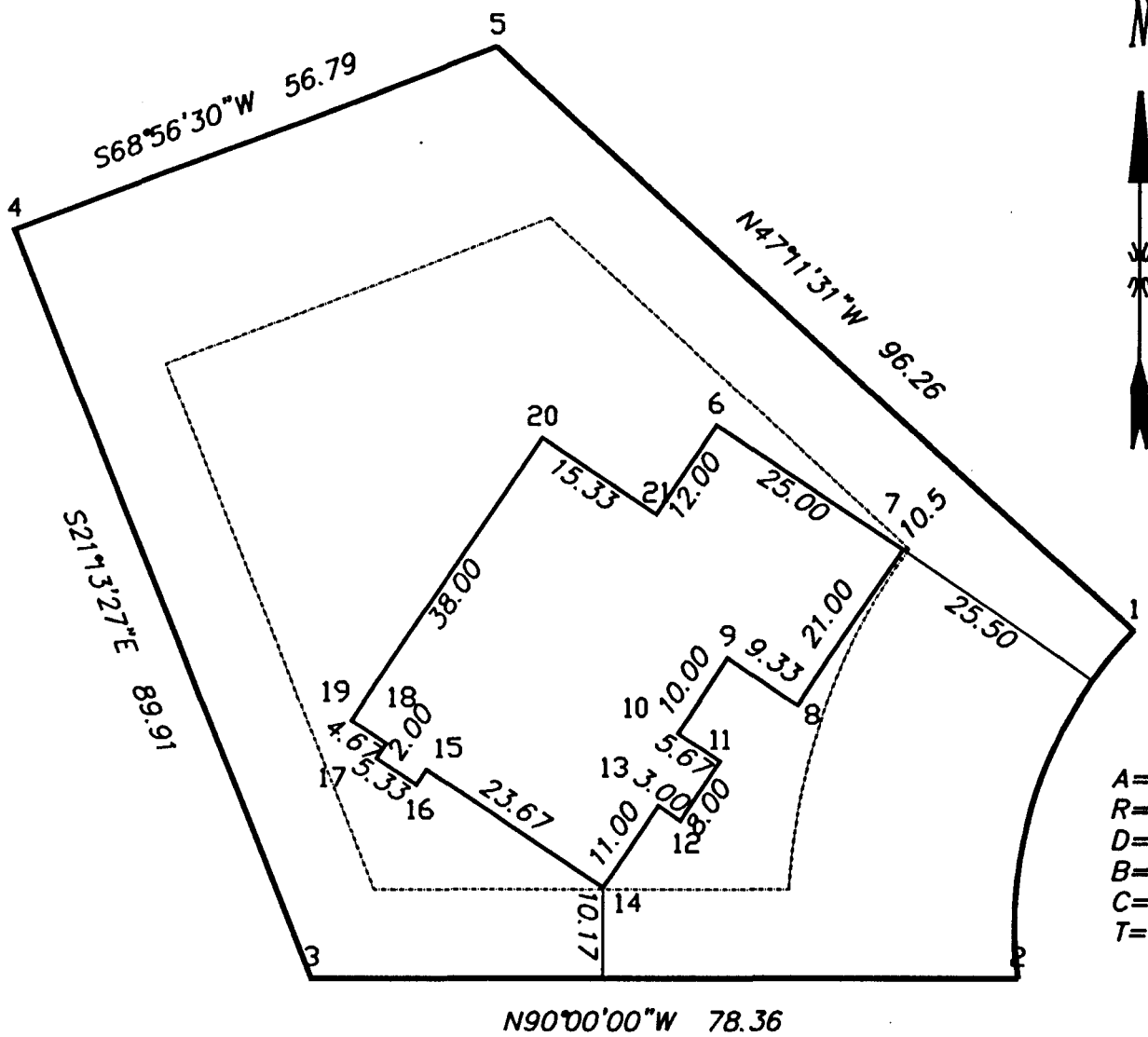
Department Approval [Signature] Date 5-20-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7587

Utility Accounting [Signature] Date 5-20-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



N
 A=42.24
 R=47.00
 D=51°29'22"
 B=N18°07'39"E
 C=40.83
 T=22.66

ACCEPTED MP 5-30-94
 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.

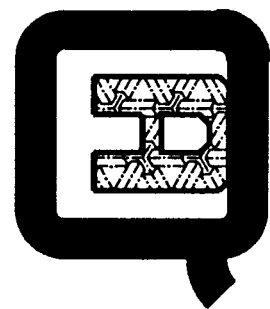
BUILDING LAYOUT

LOT 4, BLOCK 1, WILSON RANCH FILING NO. 2

FOR: MERRITT CONST.

SCALE: 1"IN = 20'FT

DATE: 5/18/94



Q.E.D.
 SURVEYING
 SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION
 COLORADO 81501
 464-7568
 241-2370

SURVEYED BY: N/A/
 DRAWN BY: MEM
 ACAD ID: WR2L4B1
 SHEET NO.
 FILE: 94133.1