

DATE SUBMITTED 01/24/94

BUILDING PERMIT NO. 47441

FEE \$ 5.00

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

BLDG ADDRESS 733 Corral Drive

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1620

SUBDIVISION Wilson Ranch #One

SQ. FT. OF EXISTING BLDG(S) N/A

FILING One BLK Two LOT Twelve

TAX SCHEDULE NO. 2701-344-04-012

NO. OF FAMILY UNITS One

OWNER Touchstone Construction

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

ADDRESS P.O. Box 3957, G.J., CO 81502

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-9629

Single Family Residence

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

ZONE PUD

DESIGNATED FLOODPLAIN: YES        NO XX

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

GEOLOGIC HAZARD: YES        NO XX

Side 10 from property line

CENSUS TRACT        TRAFFIC ZONE       

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 *A. Barrett*

Applicant Signature *Nancy E. Krasie*

Date Approved *1/25/94*

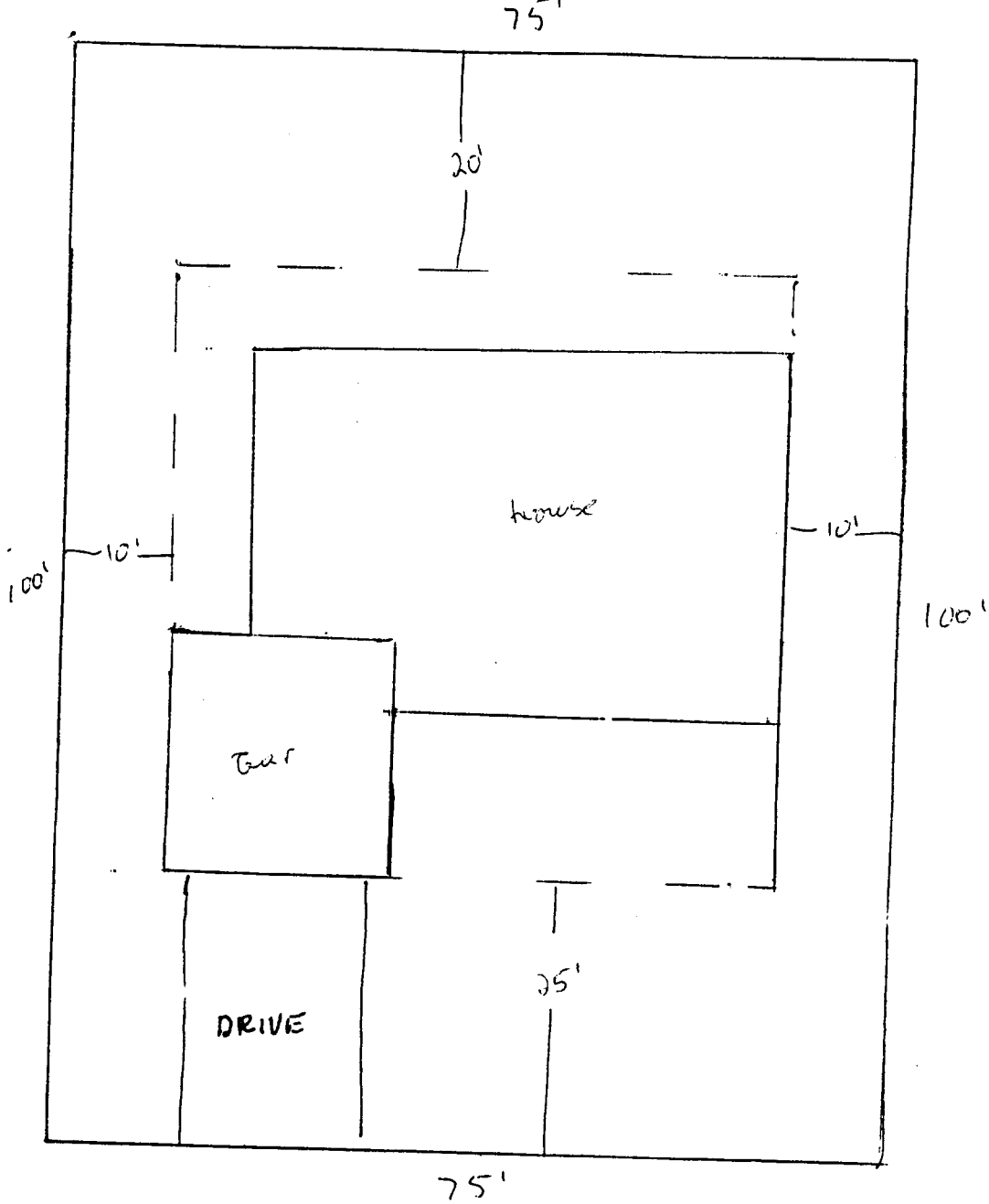
Date *January 24, 1994*

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



733 Corral Drive

Lot 12 Block 2 Wilson Ranch, Filing #1

ACCEPTED *a. Barrett*  
 APPROVED  
 APPROVED  
 CERTIFIED  
 RESPONSIBLE  
 LOCATED AND CORRECTED EASEMENTS  
 AND EJECTMENTS