

DATE SUBMITTED 3-29-94

BUILDING PERMIT NO. 48071

FEE \$ 500

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

BLDG ADDRESS 2559 Canal Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1568
 SUBDIVISION Louisa Ranch SQ. FT. OF EXISTING BLDG(S) 0
 FILING 3 BLK E LOT 1 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2701-344-15-007 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION —
 OWNER BENNETT CONST DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 833 24 1/2 Rd NEW SINGLE FAMILY RANCHER
 TELEPHONE 241-0795

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 by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

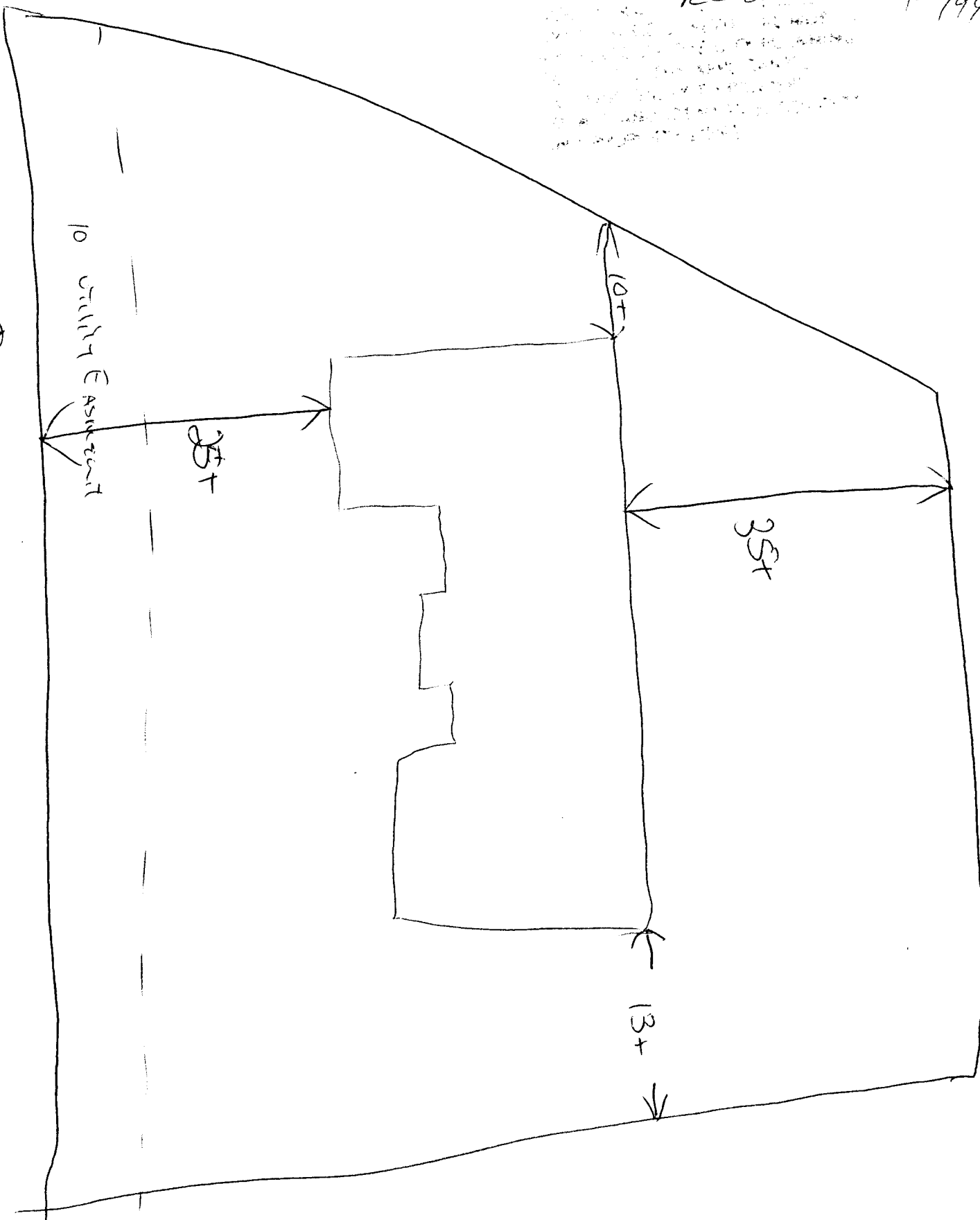
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]
 Date Approved 3/29/94 Date 3/29/94

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

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

R. S. Edwards 3/29/94



Central Dr

FRONT

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

March 23, 1994

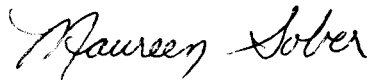
Mr. Larry Bennett
Bennett Construction
833 24 1/2 Road
Grand Junction, CO 81505

Dear Larry:

This letter will serve to confirm approval of the building plans submitted for the **ranch style home located at 2559 Corral Drive on Lot 1, Block 2, Filing 3.** The colors have not been submitted at this time. Please let us know the choice of color when that information is available.

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