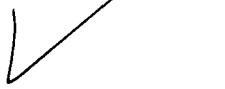


FEE \$
TCP \$

BLDG PERMIT NO. 53265

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2564 S CORRAL DR. TAX SCHEDULE NO. 27013 44 15 009
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200
 FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 1860
 (1) OWNER Thomas Roseberry NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2564 S CORRAL DR. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1882 USE OF EXISTING BLDGS Res
 (2) APPLICANT Thomas Roseberry DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 2564 S CORRAL DR. Patio
 (2) TELEPHONE 241-1882

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 4.4 Maximum coverage of lot by structures 2000' addition patio cover
 SETBACKS: Front 25 from property line (PL) or from center of ROW, whichever is greater Parking Req'mt
 Side 10 from PL Rear 20 from PL Special Conditions
 Maximum Height CENS.T. 4 T.ZONE 10 ANN#

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 Thomas Roseberry Date 8/24/95
 Department Approval Mika Pelletier Date 8/24/95

Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No. 3128 3910 021
 Utility Accounting Richardson Date 8-24-95

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

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

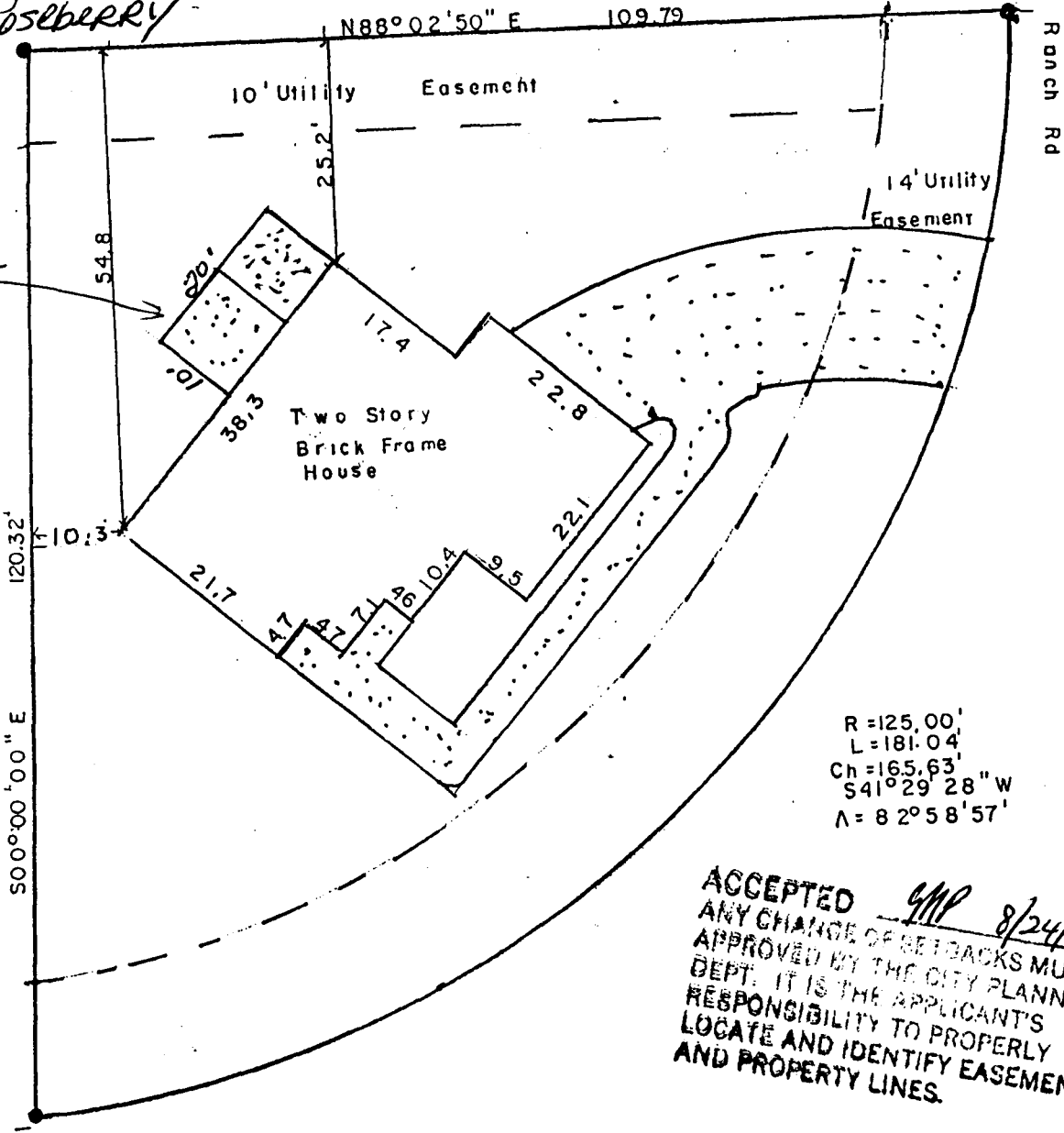


Scale 1"=20'

● Found No 5 Rebar w/ Cap LS23877

1864.60 sq ft

THAS ROSEBERRY



$R = 125.00'$
 $L = 181.04'$
 $Ch = 165.63'$
 $S41^{\circ}29'28'' W$
 $\Delta = 82^{\circ}58'57''$

ACCEPTED GMP 8/24/95
 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.

2564

South Corral Dr.

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 9, Block 2 WILLSON RANCH FILING NO. THREE, Mesa County Colorado.

Legal Description and Easements of Record Provided by Meridian Land Title Co. File No. 17567

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this