

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54395

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

pc ✓ jcl

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2562 Corral Drive TAX SCHEDULE NO. 2701-344-14-002
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1753
 FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Patrick J & Audrey L. Berry NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2945 Beechwood St G.J.
 (1) TELEPHONE 243-5390 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Patrick J & Audrey L. Berry USE OF EXISTING BLDGS n/a
 (2) ADDRESS 2945 Beechwood St G.J. DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE 243-5390 Construction - Single Family Residence

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 _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or ✓ from center of ROW, whichever is greater Special Conditions ACCD approval
 Side 10' from PL Rear 20' from PL required
 Maximum Height 35' CENS.T. 10 T.ZONE 18 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 [Signature] Date 12/5/95
 Department Approval [Signature] Date 12-5-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8799 S/F
 Utility Accounting [Signature] Date 12-5-95

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)

ACCEPTED *MR 12-6-95*
 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.



NOTE:
 STAKED 5' OFFSET
 LINES TO HOUSE

2562
 CORRAL DRIVE

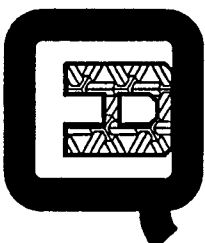
A=68.24
 R=225.00
 D=17°22'35"
 B=S78°02'34"E
 C=67.98
 T=34.38

DESCRIPTION :
 LOT 2 BLOCK 1
 WILSON RANCH FILING #3
 MESA COUNTY, COLORADO



BUILDING STAKE OUT

LOT 2 BLOCK 1 WILSON RANCH FILING 3

FOR: BERRY	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: <i>RM GD</i>
SCALE: 1" = 20'		DRAWN BY: <i>DMM</i>
DATE: 11/29/95		ACAD ID: <i>BERRY-OP</i>
		SHEET NO. 1 OF 1
		FILE: 95325.5