

DATE SUBMITTED: 2/16/95

PERMIT NO. 51179
FEE \$ 10⁰⁰ ✓
TRP \$500⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2566 CORRAL Drive
SUBDIVISION Wilson Ranch
FILING # 3 BLK # 1 LOT # 4
TAX SCHEDULE # 2701-344-14-004
OWNER SAM BALDWIN
ADDRESS 2016 Baseline DR
TELEPHONE: 242-1844

SQ. FT. OF BLDG: 1600 Sg ft
SQ. FT. OF LOT: 10,542 Sg ft
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 0
USE OF EXISTING BUILDINGS: 0
DESCRIPTION OF WORK AND INTENDED USE:
NEW RES.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR
SETBACKS: FRONT 25'
SIDE 10' REAR 20'
MAXIMUM HEIGHT 35'
LANDSCAPING/SCREENING REQUIRED:

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 10 TRAFFIC ZONE: 18
PARKING REQ'MT _____
SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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

Gonnie Edwards
Department Approval
2-16-95
Date Approved

Meritt Const Etc.
Meritt Seely
Applicant Signature
2-16-95
Date

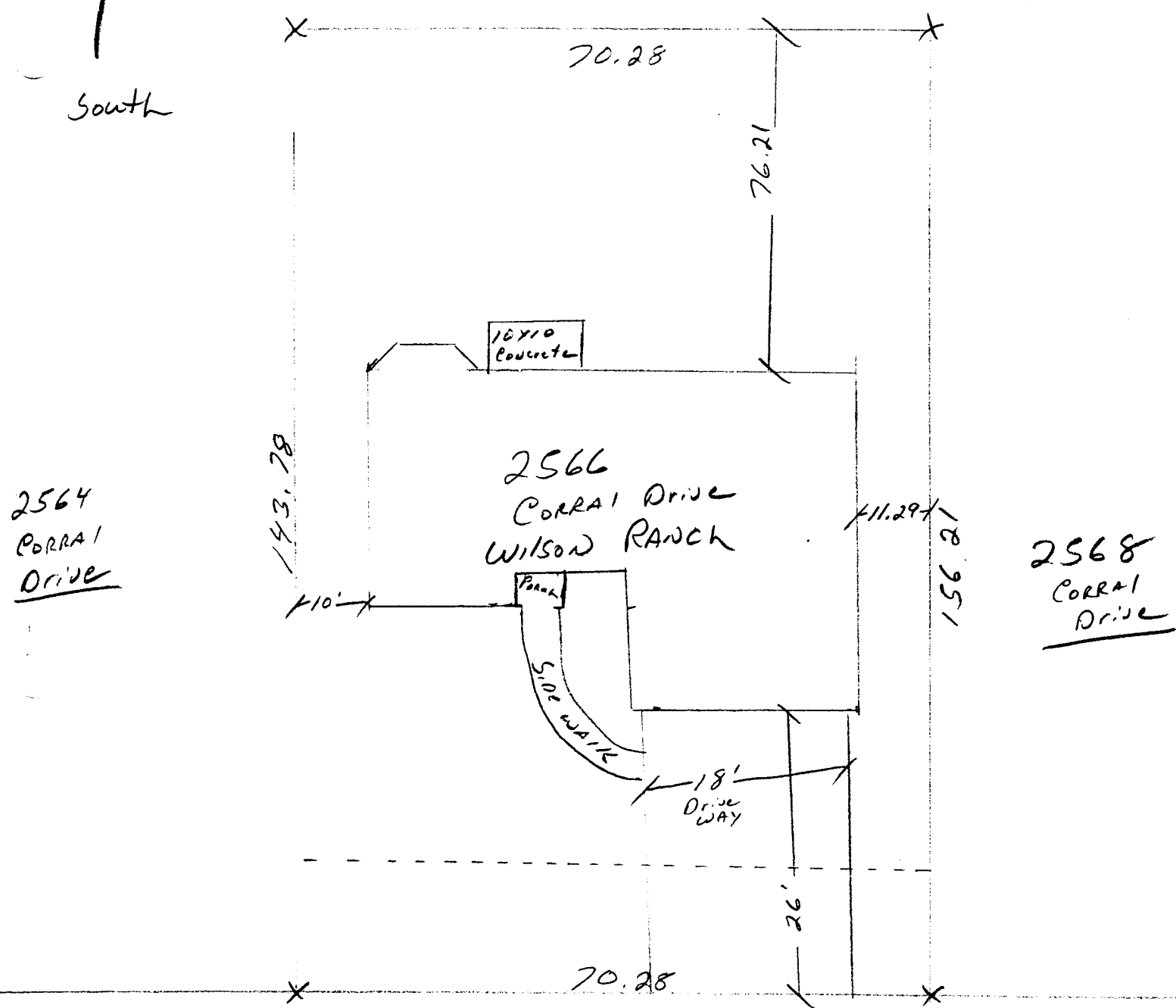
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

WO 8122 pd 2-16-95 S/F millie Jowle

North



South



CORRAL Drive

ACCEPTED *Donnie Edwards* 2/16/195
 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.