

FEE \$	10 ⁻
TCP \$	500 ⁻

BLDG PERMIT NO. 55604

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

✓ TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 731 CORRAL CT TAX SCHEDULE NO. 2701-344-11-003

SUBDIVISION WILSON RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200

FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _____ NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS Same NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS _____

(2) APPLICANT PAUL MUTH DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1711 N. 5TH

(2) TELEPHONE 243-8360 SINGLE FAMILY FRAME

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

Side 10' from PL Rear 20' from PL Special Conditions ACC approval 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 Paul Muth Date 1/22/96

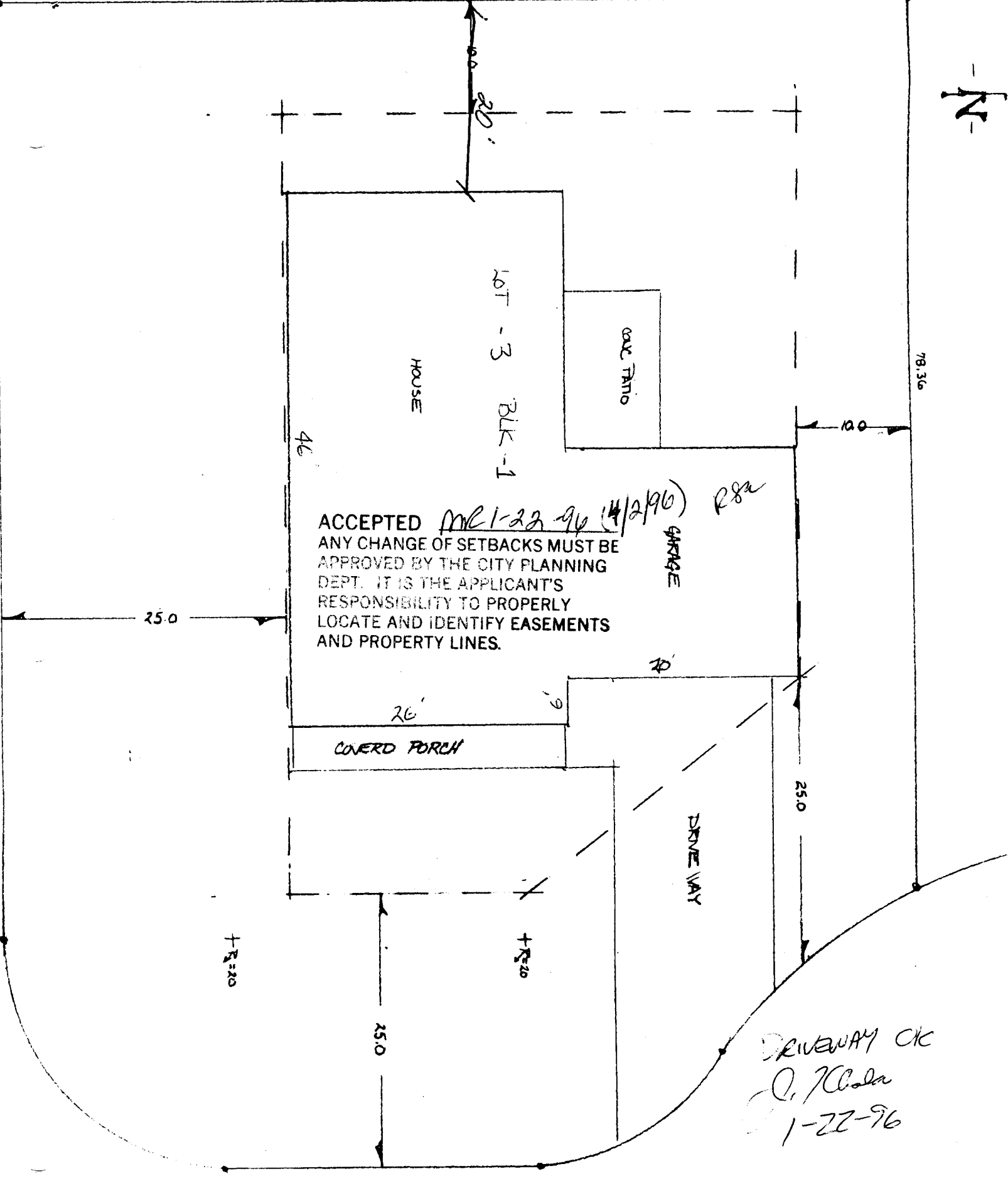
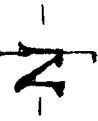
Department Approval Marcia Rabidano Date 1-22-96 (4/2/96) RSR

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9087

Utility Accounting Checkbook Date 4-2-96

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)



1731 - CORRAL CT.