

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 55003

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

PC
X
10/9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 735 Corral Court TAX SCHEDULE NO. 2701-344-11-005
SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1515
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER Chris Cunningham NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 3 THIS CONSTRUCTION
(1) ADDRESS 735 Corral ct
(1) TELEPHONE 434-3794 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Lynn Bemis USE OF EXISTING BLDGS —
(2) ADDRESS 459 E. Scenic DESCRIPTION OF WORK AND INTENDED USE: Single
(2) TELEPHONE (970) 245-1228 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
Side 10' from PL Rear 20' from PL Special Conditions ACC approval
Maximum Height — required
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 Lynn Bemis Date 2-7-96

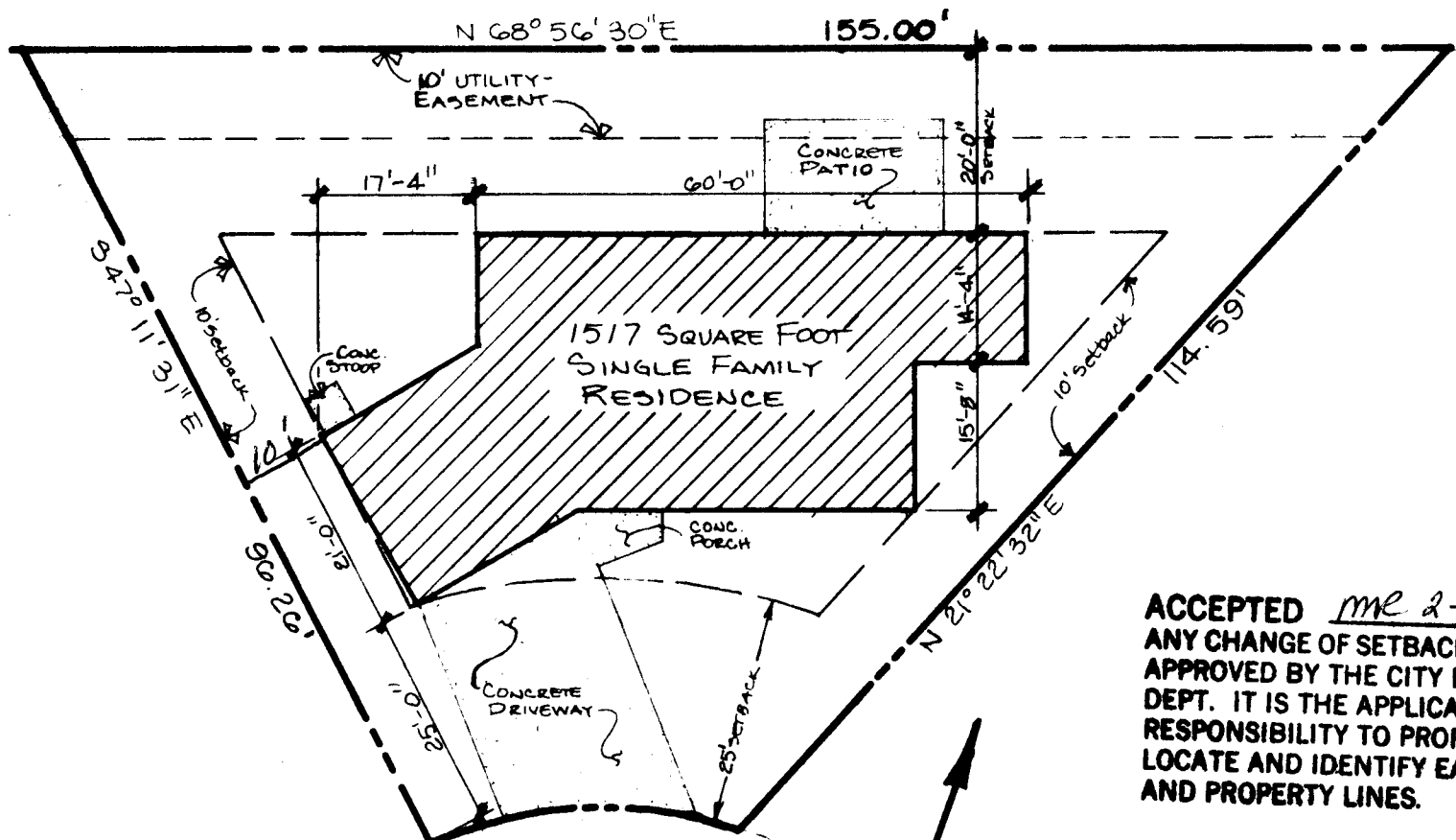
Department Approval Marcia Rabideaux Date 2-8-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8920

Utility Accounting Richardson Date 2-8-96

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)



ACCEPTED *me 2-8-94*
 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.

735 CORRAL COURT
 LOT 5, BLOCK I
 WILSON RANCH SUB.
 FILING NO. ONE

PLOT PLAN
 -NOT TO SCALE-

DRIVEWAY LOCATION OK
J. Kivela
 2-5-96