

750.00
 FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 56037

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2563 Corral Dr TAX SCHEDULE NO. 2701-344-15-003
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Brian Scherping NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 Rd #250 G.W.
 (1) TELEPHONE 243-0911 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Brian Scherping USE OF EXISTING BLDGS NA
 (2) ADDRESS 585 25 1/2 Rd #250 G.W. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-0911 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 PR4.4 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 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 Brian Scherping Date May 3 1996

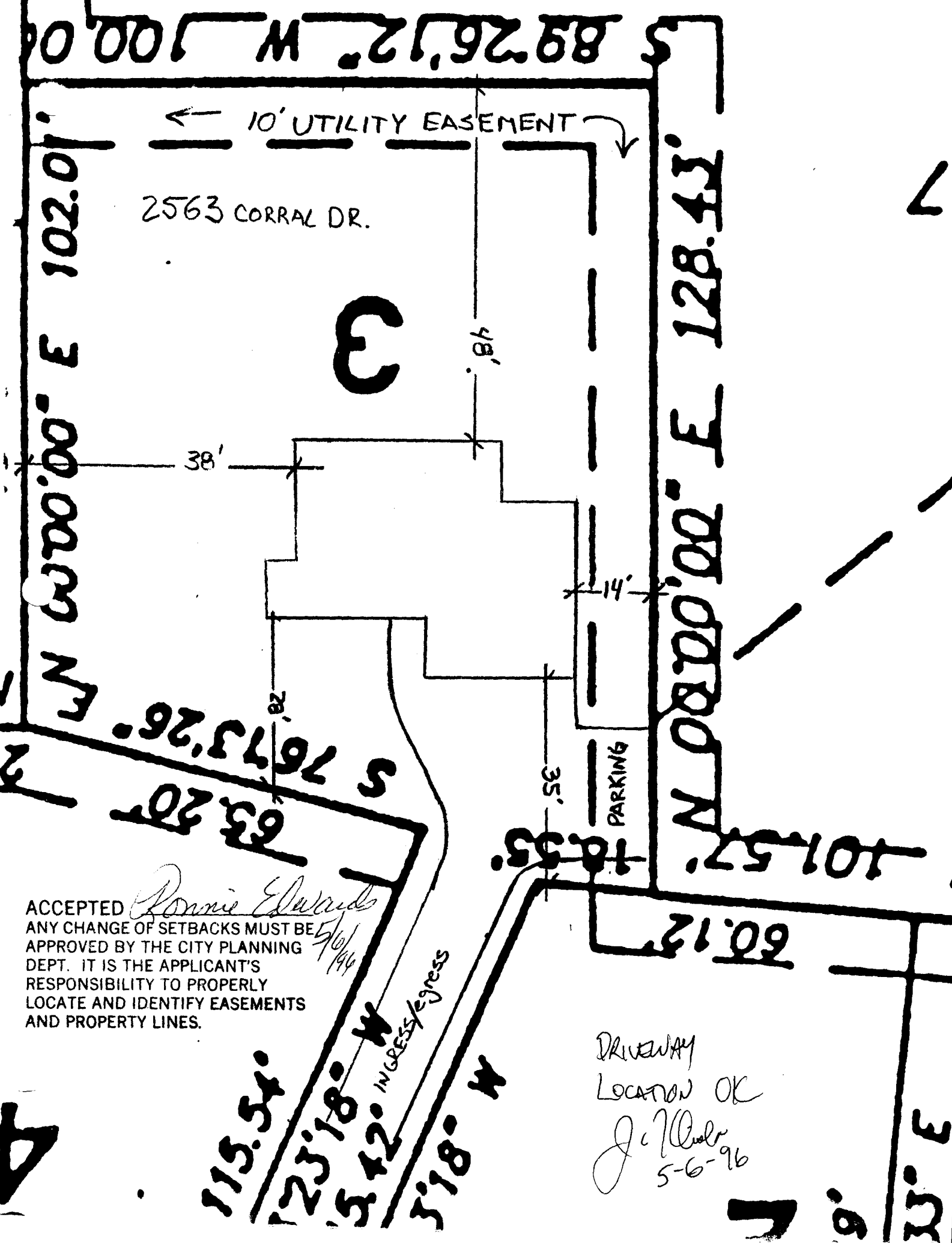
Department Approval Ronnie Edwards Date 5/6/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9187

Utility Accounting Chickman Date 5-6-96

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 *Ronnie Edwards*
 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.

5/6/96

DRIVEWAY
 LOCATION OK
J. Wheeler
 5-6-96

115.54'
123.18' W
542' INGRESS/EGRESS
378' W

63.28'
7673.26'

10201' E
102.01'

128.43'
101.57'

2563 CORRAL DR.

10' UTILITY EASEMENT

PARKING

E

38'

48'

14'

35'

82'

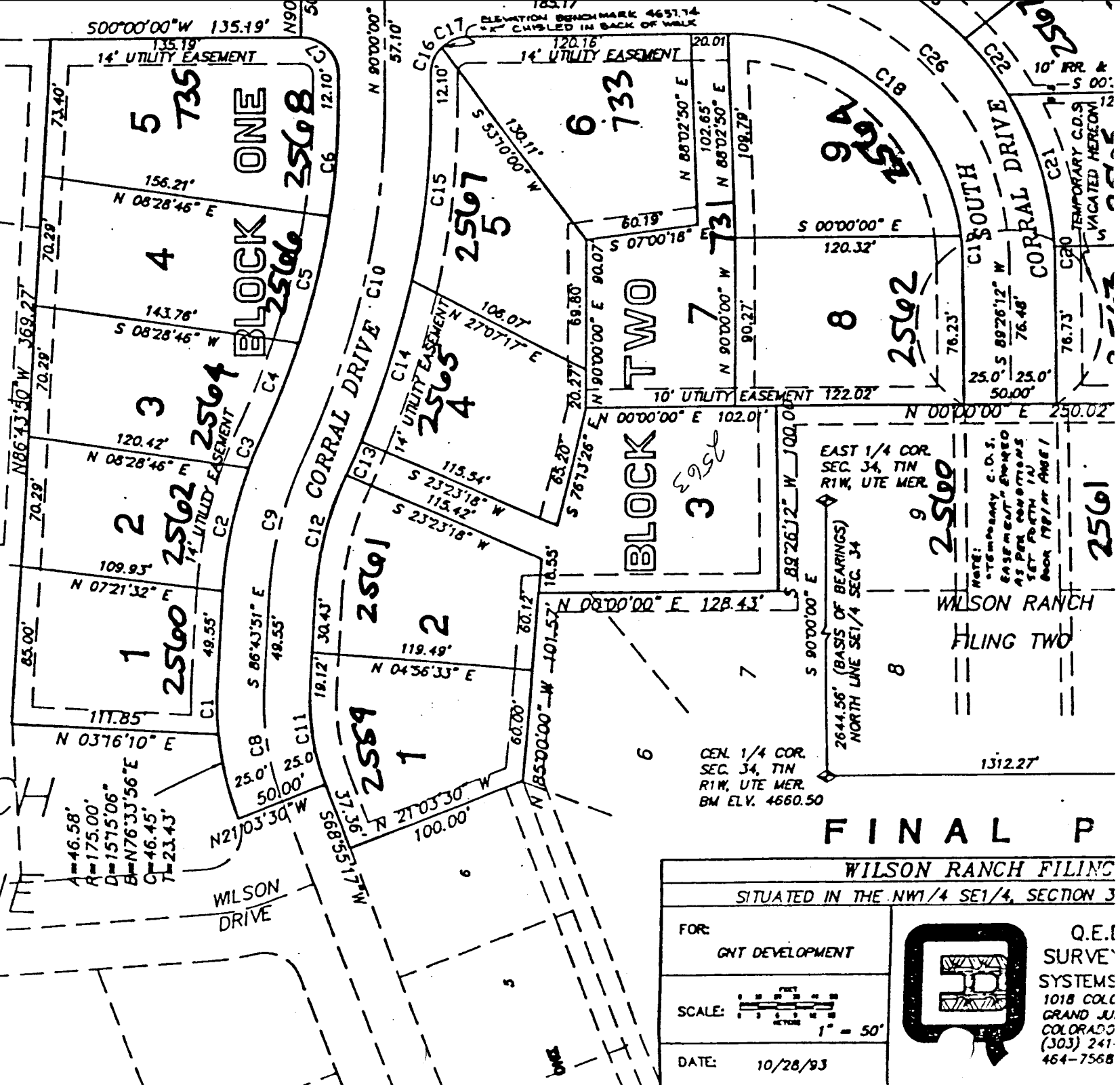
60.12'

3.00'

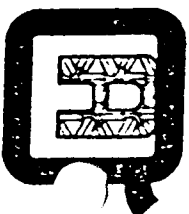
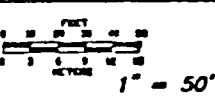
892612' W
100.00'

WILSON RANCH
FILING ONE

- A=46.58'
- B=175.00'
- C=1575.06"
- D=N76°33'56"E
- E=46.45'
- F=23.43'



FINAL P

WILSON RANCH FILING	
SITUATED IN THE NW1/4 SE1/4, SECTION 3	
FOR: GNT DEVELOPMENT	 <p>Q.E.I. SURVEY SYSTEMS 1018 COLLE GRAND JUI COLORADO (303) 241- 464-7568</p>
SCALE:  1" = 50'	
DATE: 10/28/93	

NOTE:
TEMPORARY C.O.S.
EASEMENT-ENHANCED
AS PER CONDITIONS
SET FORTH IN
BOOK 1987/1988/1

EAST 1/4 COR.
SEC 34, T1N
R1W, UTE MER.

CEN. 1/4 COR.
SEC 34, T1N
R1W, UTE MER.
BM ELV. 4660.50

2644.56' (BASIS OF BEARINGS)
NORTH LINE SE1/4 SEC. 34

TEMPORARY C.O.S.
VACATED HEREON