

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 54789

pc
jcl

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

3028-3900-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2567 CORRAL DR, TAX SCHEDULE NO. 2701-344-15-005
SUBDIVISION WILSON RANCH #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2190
FILING #3 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER TOUCHSTONE CONST. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 300 MAIN #201 NO. OF BLDGS ON PARCEL
(1) TELEPHONE 245-9629 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT TOUCHSTONE CONST. USE OF EXISTING BLDGS N/A
(2) ADDRESS 300 MAIN #201 DESCRIPTION OF WORK AND INTENDED USE: S/F
(2) TELEPHONE 241-2801 NEW RESIDENTIAL CONST.

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 ACCD approval
Maximum Height 35' 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 [Signature] Date 1/17/96
Department Approval [Signature] Date 1-17-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8876 S/F

Utility Accounting [Signature] Date 1-17-96

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)

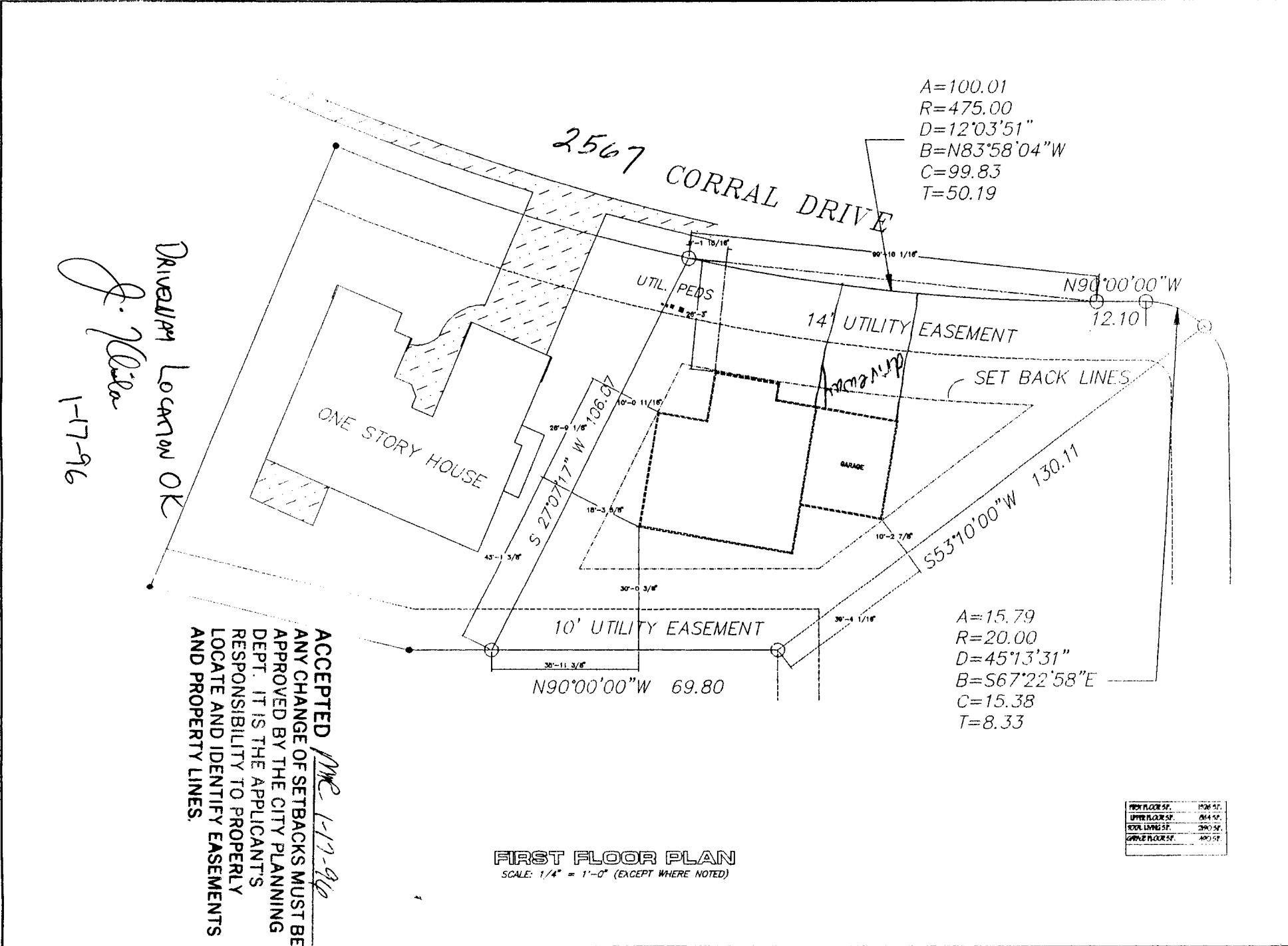
NO.	REVISIONS
1	
2	
3	
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5	
6	
7	

AUTO DRAFT
 COMPUTER AIDED GRAPHICS
 GRAND JUNCTION, CO (970) 522-5138



KISSNER-WILSON & ASSOCIATES

PROJECT NO.
 AUTO DRAFT
 7/17/95
 FLOOR.DWG
 DATE
 11-17-95
 1/4" = 1'-0"
 SHEET 1



FIRST FLOOR SF.	1526 SF.
UPPER FLOOR SF.	644 SF.
POOL LIVING SF.	280 SF.
GARAGE FLOOR SF.	480 SF.