

FEE \$	10. —
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	69937
-----------------	-------

*GA*

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

BLDG ADDRESS	<u>742 CORRAL DRIVE</u>	TAX SCHEDULE NO.	<u>2701-344-06-005</u>
SUBDIVISION	<u>WILSON RANCH</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>72</u>
FILING BLK	<u>4</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1976</u>

(1) OWNER	<u>NANCY A. + WILLIAM C. GRIER</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
-----------	------------------------------------	-----------------------	--

(1) ADDRESS	<u>742 CORRAL DR, 6JT, 81505</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
-------------	----------------------------------	------------------------	--

(1) TELEPHONE	<u>(970) 245-1480</u>	USE OF EXISTING BLDGS	<u>Single Family Dwelling</u>
---------------	-----------------------	-----------------------	-------------------------------

(2) APPLICANT	<u>Wm C. GRIER</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>ADD 4'x18'</u>
---------------	--------------------	---------------------------------------	-------------------

(2) ADDRESS	<u>742 CORRAL DR</u>		<u>WORK BENCH + TOOL STORAGE AREA TO GARAGE.</u>
-------------	----------------------	--	--

**REQUIRED:** One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE	<u>PR-4.4</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>25'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>—</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>10'</u> from PL		
Rear	<u>20'</u> from PL		
Maximum Height	<u>—</u>	CENSUS	<u>10</u> TRAFFIC <u>15</u> ANN#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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	<u>William C. Grier</u>	Date	<u>April 26, 1999</u>
---------------------	-------------------------	------	-----------------------

Department Approval	<u>K. Valdez</u>	Date	<u>4-27-99</u>
---------------------	------------------	------	----------------

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

Utility Accounting	<u>K. Duncan</u>	Date	<u>4/27/99</u>
--------------------	------------------	------	----------------

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)

