

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 41486



Filing

1373058 - Oct 94 - Book 13 - Page 282-283 File 2-77

BLDG ADDRESS 734 Corral Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 44

TAX SCHEDULE NO. 2701-344-06-001 SQ. FT. OF EXISTING BLDGS 1444

SUBDIVISION Wilson Ranch #1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1488

FILING # 1 BLK # 4 LOT # 1 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER George & Doris Platt (Trust) NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 734 Corral Dr. USE OF EXISTING BUILDINGS Home Residence

(1) TELEPHONE 970 241-7989 DESCRIPTION OF WORK & INTENDED USE Home

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____ Manufactured Home (HUD)

attached. Other (please specify) _____
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 PR 4.4 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 18 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 L. George Platt Date 8-23-00

Department Approval C. Fay Wilson Date 8-23-00

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

Utility Accounting Debi Overholt Date 8-23-00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)