

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2552 S. CORRAL DR SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701 344 11 001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Wilson Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER STELLA KONYA NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2552 S. CORRAL DR USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Enclose existing
Patio Cover

(2) APPLICANT DURA SYSTEMS INC TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) PANNELED

(2) ADDRESS 902 HWY 50

(2) TELEPHONE 245-6898

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 PD 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 _____

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 William Trifunbach Date 9/24/02

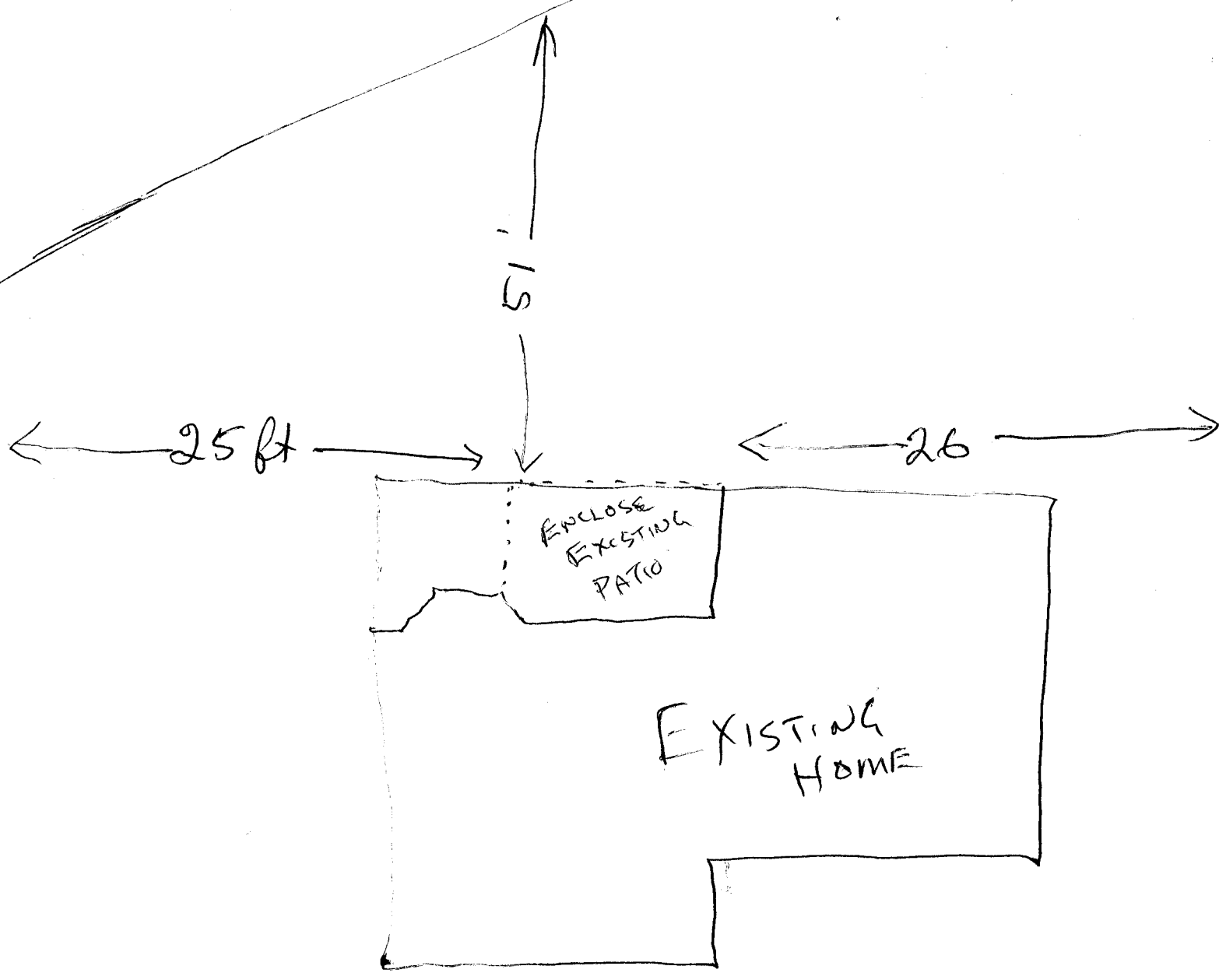
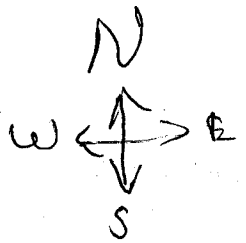
Department Approval Gaylen Henderson Date 9-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No! <u>No chg was made in use</u>
Utility Accounting	<u>Amendable</u>	Date	<u>9/24/02</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)

9-24-02
ACCEPTED
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.



2552 S. CORRAL DR