

DATE SUBMITTED: 5/13/92

PERMIT NO. 41751
FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 725 CORRAL Drive SQ. FT. OF BLDG: 1473
SUBDIVISION _____ SQ. FT. OF LOT: 10,000
FILING # 1 BLK # 2 LOT # 16 NO. OF FAMILY UNITS: 1
TAX SCHEDULE # 2701-344-04-016 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Merritt Sisley & Mark Fallstrom USE OF EXISTING BUILDINGS: _____
ADDRESS 3109 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: New Res.
TELEPHONE: 245-1434

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO
SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES _____ NO
SIDE 10 REAR 25 CENSUS TRACT: 10 TRAFFIC ZONE: 18
MAXIMUM HEIGHT 32 PARKING REQ'MT 2
LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karla Magnus
Department Approval
5/13/92
Date Approved

[Signature]
Applicant Signature
5-13-92
Date

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

