

DATE SUBMITTED: 12/11/92

PERMIT NO. 43720 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 731 CORRAL Drive

SQ. FT. OF BLDG: 1897

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 9,787

FILING # one BLK # 2 LOT # 13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-04-013

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER G-P-T Deve

USE OF EXISTING BUILDINGS: Single Family

ADDRESS 2457 Industrial Blvd

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 248-1434

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

FOR OFFICE USE ONLY

ZONE PR4.4

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 25

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10 REAR 20

CENSUS TRACT: 10 TRAFFIC ZONE: 19

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____

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.

Kathleen M. Poston
Department Approval

[Signature]
Applicant Signature

12/11/92
Date Approved

12-11-92
Date

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

