

DATE SUBMITTED: 11-23-92

PERMIT NO. 43573 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 792 Canal Drive

SQ. FT. OF BLDG: ~~8000~~ 2000

SUBDIVISION Wilcox Ranch

SQ. FT. OF LOT: 8000

FILING # 1 BLK # 4 LOT # 5*

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-06-005

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER G-N-T Deve

USE OF EXISTING BUILDINGS: NA

ADDRESS 2457 Industrial Blvd

DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

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 4.4

FLOODPLAIN: YES _____ NO ✓

ETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 10' REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 18

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

11-23-92
Date Approved

11-23-92
Date

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

111 BUREAU OF LAND MANAGEMENT



6. 20' 15" 1/2" 25' 1/2"