

DATE SUBMITTED: 6/17/92

PERMIT NO. 92062 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 744 CORRAL DRIVE

SQ. FT. OF BLDG: 1538

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 7500

FILING # _____ BLK # 4 LOT # 6

NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2701-344-06-006

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

OWNER G-N-T Dave

USE OF EXISTING BUILDINGS: New Residence

ADDRESS 2457 Industrial Blvd.

TELEPHONE: 245-1434

DESCRIPTION OF WORK AND INTENDED USE: New Residence

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 5 REAR 15

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).

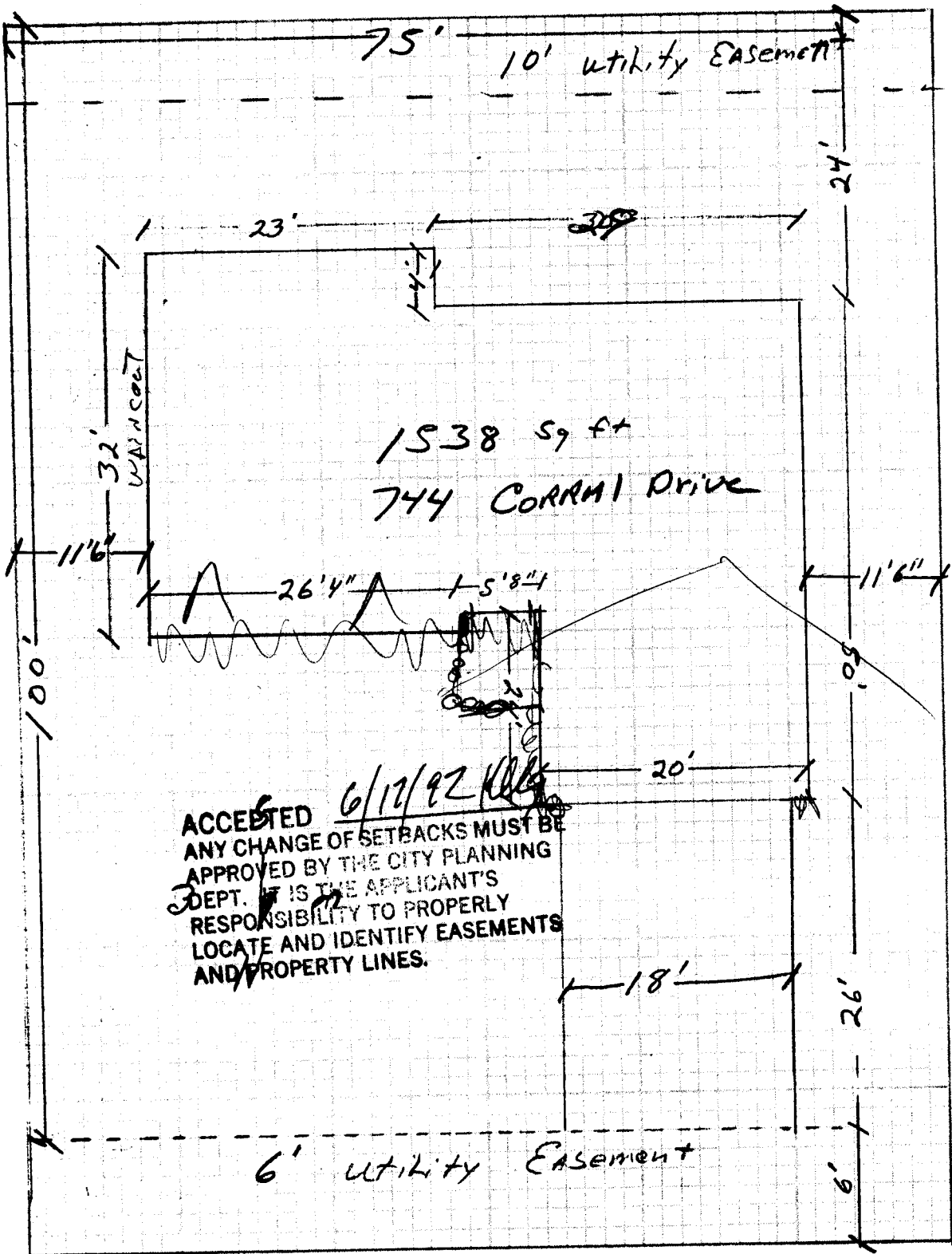
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]
Department Approval
6/17/92
Date Approved

[Signature]
Applicant Signature
6-17-92
Date

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



75' 10' utility EASEMENT

32' W.P.M. COAT

1538 Sq ft
744 CORRAL Drive

ACCEPTED 6/17/92
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.

6' utility EASEMENT

