

DATE SUBMITTED: 1-10-92

PERMIT NO. 40762

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2558 G 3/8

SQ. FT. OF BLDG: 2260 \$

SUBDIVISION Wilson RANCH

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-03-013

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

OWNER GNT Development (Folkestaed Const)

USE OF EXISTING BUILDINGS: _____

ADDRESS 2457 Industrial Blvd

TELEPHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: NEW SINGLE FAM. RES

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

FOR OFFICE USE ONLY

ZONE _____ FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 25' AS PER COUNTY APPROVED 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
1-10-92
Date Approved

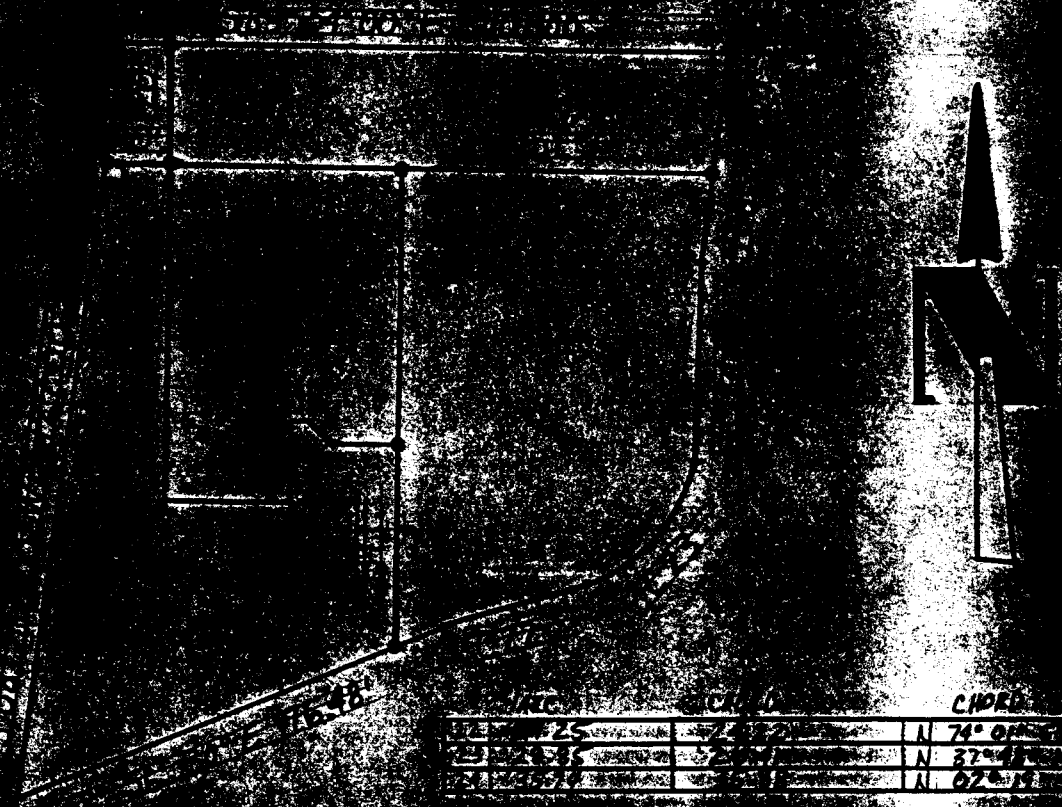
[Signature]
Applicant Signature
1-10-92
Date

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

DESA COUNTY PLANNING CLEARANCE APPLICATION

THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE LOCATION AND PLANNING CLEARANCE APPLICATION AND HAS APPROVED THE SITE PLAN shown on this drawing.

- 1. The location of the PROPERTY LINES with dimensions.
- 2. The location of the PROPOSED STRUCTURE with corner lines.
- 3. The DISTANCE from the proposed structure to the front, rear and side PROPERTY LINES.
- 4. THE DISTANCE from the PROPOSED DRIVEWAY to the PROPERTY LINES.
- 5. THE DISTANCE between the PROPOSED DRIVEWAYS.
- 6. THE DISTANCE between the PROPOSED DRIVEWAYS and the PROPERTY LINES.
- 7. THE DISTANCE between the PROPOSED DRIVEWAYS and the PROPERTY LINES.
- 8. THE DISTANCE between the PROPOSED DRIVEWAYS and the PROPERTY LINES.
- 9. THE DISTANCE between the PROPOSED DRIVEWAYS and the PROPERTY LINES.
- 10. THE DISTANCE between the PROPOSED DRIVEWAYS and the PROPERTY LINES.



LINE	BEARING	DISTANCE	ANGLE
1	N 74° 00' 00" E	25.00	
2	N 37° 41' 00" E	12.00	
3	N 62° 19' 00" E	12.00	

THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROTECT AND MAINTAIN ALL MEASUREMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SITE PLAN MUST BE APPROVED IN WRITING BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE _____

PLANNING DEPARTMENT STAFF _____ DATE _____