

DATE SUBMITTED: 2-13-92

PERMIT NO. 40945 ✓

FEE \$ 5-00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2559 G^{3/4} SQ. FT. OF BLDG: 2050

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 8000

FILING # _____ BLK # 2 LOT # 85 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-344-04-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS
GNT Deve PLANNED CONSTRUCTION: 0

OWNER 2457 Industrial Blvd. USE OF EXISTING BUILDINGS: 0

ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-1434 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 COUNTY PR - NOT FLOODPLAIN: YES _____ NO /
YET ASSIGNED CITY ZONE GEOLOGIC HAZARD: YES _____ NO /

SETBACKS: FRONT _____ CENSUS TRACT: 10 TRAFFIC ZONE: 18

SIDE _____ REAR _____ PARKING REQ'MT 2

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS:
LANDSCAPING/SCREENING REQUIRED: N/A

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).

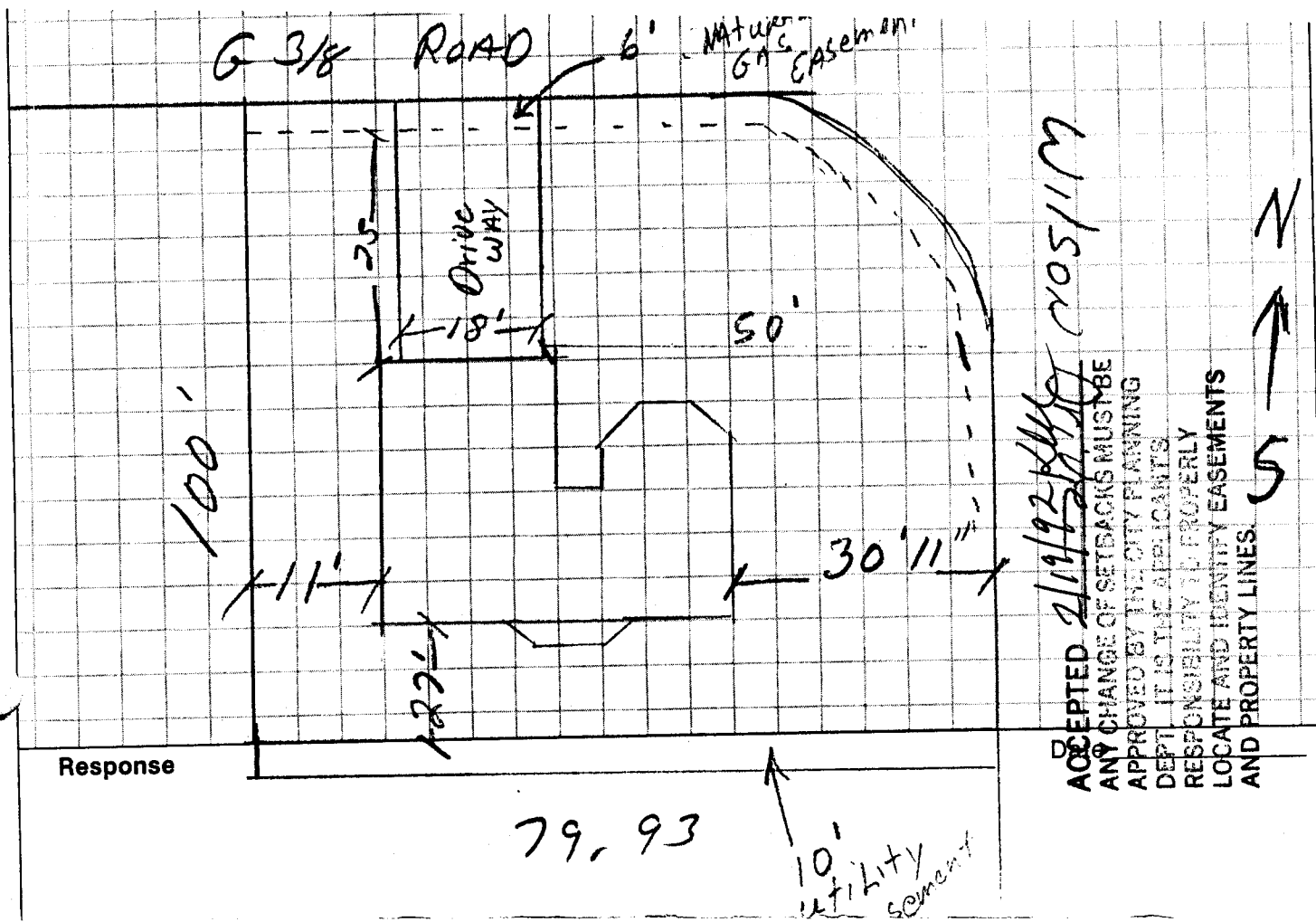
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kauley Mohr
Department Approval
2/19/92
Date Approved

Mendy Drey
Applicant Signature
2-19-92
Date

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



ACCEPTED 2/19/92 BY COS/1/M
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

