

DATE SUBMITTED: 2/6/92

PERMIT NO. 40907

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2349 So. Seville Cir

SQ. FT. OF BLDG: 1911

SUBDIVISION Crown Heights

SQ. FT. OF LOT: 7525

FILING # 1 BLK # 1 LOT # 6

NO. OF FAMILY UNITS: Single

TAX SCHEDULE # 2945-011-36-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Bill L. Wheeler

USE OF EXISTING BUILDINGS: Residential

ADDRESS 3918 So. Seville Cir.

DESCRIPTION OF WORK AND INTENDED USE: NEW HOUSE

TELEPHONE: 242-8645

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 15

GEOLOGIC HAZARD: YES NO

SIDE 1 (10 TO NEAREST HOUSE) REAR 10

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

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.

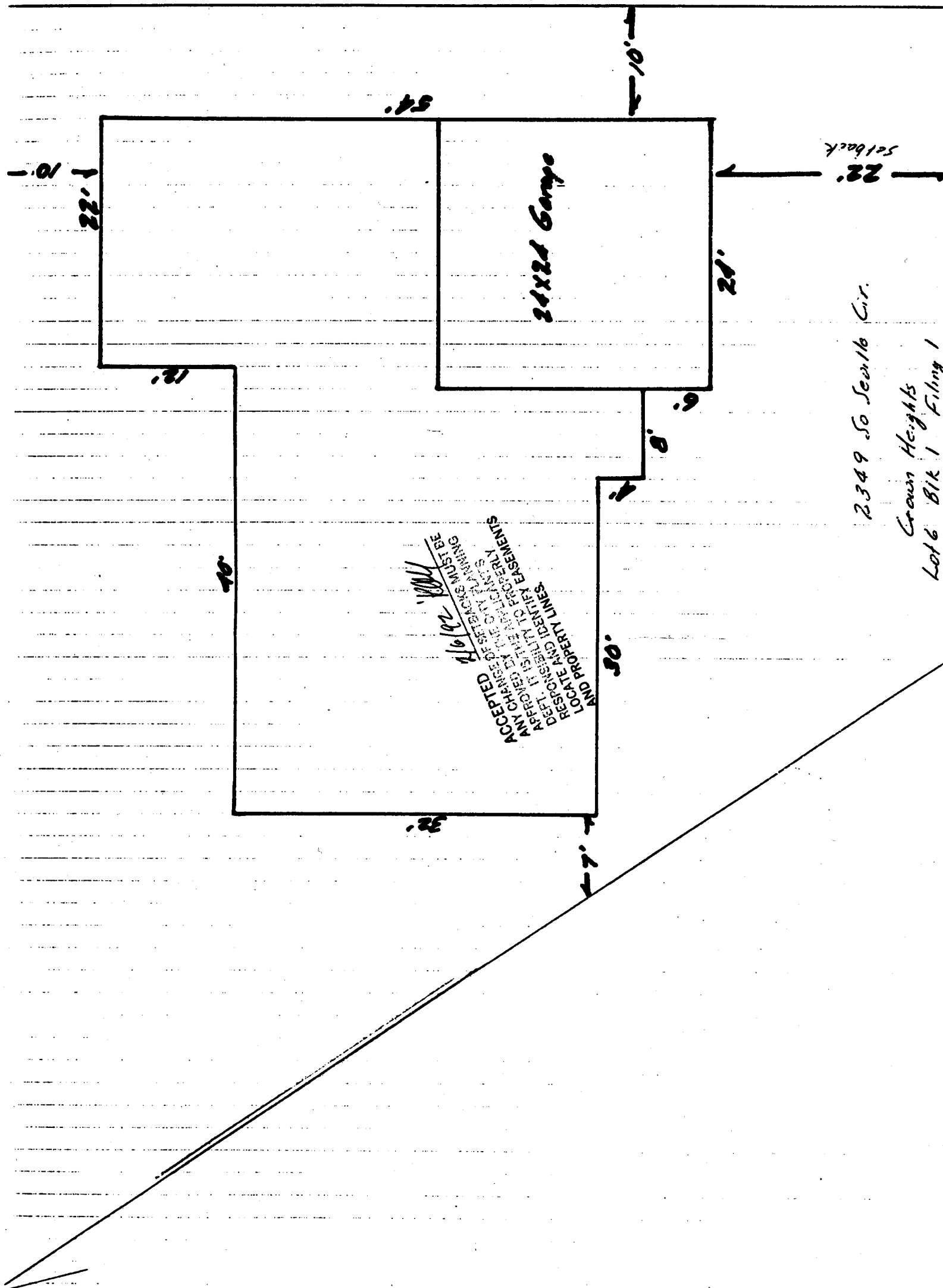
Karl Metzger
Department Approval

Bill L. Wheeler
Applicant Signature

2/6/92
Date Approved

2/6/92
Date

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



10'-1
22'-1

12'

10'

54'

24x24 Garage

10'-1

4'

50'

8'

6'

24'

22' setback

ACCEPTED
 ANY CHANGE OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IN WRITING AND PROPERTY
 RESPECT TO PROPERTY EASEMENTS
 AND PROPERTY LINES.
 11/6/92
 [Signature]

2349 So Seville Cir.

Crown Heights
 Lot 6 Blk 1 Filing 1