

DATE SUBMITTED: 1/10/92

PERMIT NO. 40742
FEE \$ \$500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS ~~107~~ 748 WILSON CT.
SUBDIVISION WILSON RANCH
FILING # _____ BLK # _____ LOT # _____
TAX SCHEDULE # _____

SQ. FT. OF BLDG: 1680
SQ. FT. OF LOT: (100 x 80) 8,000 ^{SQ} _{FT}
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER GNT DEVE
ADDRESS 2457 INDUS. BLVD.
TELEPHONE: Box 4542
245-1434

USE OF EXISTING BUILDINGS:
SINGLE FAMILY
DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY
HOUSE

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

FOR OFFICE USE ONLY

ZONE PUD
SETBACKS: FRONT 25'
SIDE 10' REAR 20
MAXIMUM HEIGHT 25'
LANDSCAPING/SCREENING REQUIRED: _____

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 10 TRAFFIC ZONE: 18
PARKING REQ'MT _____
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.

B. Bauha
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)

