

DATE SUBMITTED: 8/17/92

PERMIT NO. 42564 ✓

FEE \$ _____

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 749 Wilson DR

SQ. FT. OF BLDG: 1620

SUBDIVISION Wilson Row A

SQ. FT. OF LOT: 8500 SF

FILING # 1 BLK # 1 LOT # 1
REPEAT OF LOTS 14 & 15

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # _____

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

OWNER FOLKESTAR CONST.

USE OF EXISTING BUILDINGS: 2701-344-03-015

ADDRESS 2457 INDUSTRIAL BLVD

DESCRIPTION OF WORK AND INTENDED USE: New HOME

TELEPHONE: 245-1434

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 X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT N.A.

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: N.A.

SPECIAL CONDITIONS: REPEAT FILE # 44-92

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

[Signature]
Applicant Signature

8/17/92
Date Approved

8/17/1992
Date

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

ACCEPTED KVA 8/17/92
 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.

