

DATE SUBMITTED: 7/6/93

PERMIT NO. 45543

FEE \$ 5.60

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2559 SOUTH CERRALDE. SQ. FT. OF BLDG: 1967

SUBDIVISION Wilson RANCH SQ. FT. OF LOT: 10,000

FILING # 2 BLK # 2 LOT # 4 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-04-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Foikestad Const. USE OF EXISTING BUILDINGS: N/A

ADDRESS 2457 INDUSTRIAL BLVD

TELEPHONE: 245-1434 DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

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 58-91 FLOODPLAIN: YES  NO

SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES  NO

SIDE 10' REAR 20' CENSUS TRACT: 10 TRAFFIC ZONE: 19

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  
7/6/93  
Date Approved

[Signature]  
Applicant Signature  
7/6/93  
6/15/93  
Date

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

ACCEPTED KW 7-6-83  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. SETBACKS  
RELATIVE TO THE PROPERTY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

2559 South Canal

