

DATE SUBMITTED: 8-11-93

PERMIT NO. 459061

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2560 South Canal

SQ. FT. OF BLDG: 1992

SUBDIVISION Wilcox Ranch

SQ. FT. OF LOT: 10,000

FILING # 2 BLK # 1 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-11-009

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

OWNER MERRITT SIKREY

USE OF EXISTING BUILDINGS:

ADDRESS 3109 E 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 434-1540

New Res

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

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO

SIDE 10' REAR 20'

CENSUS TRACT: 14 TRAFFIC ZONE: 13

MAXIMUM HEIGHT 35'

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.

Marcia Peltz
Department Approval

[Signature]
Applicant Signature

8-11-93
Date Approved

8-11-93
Date

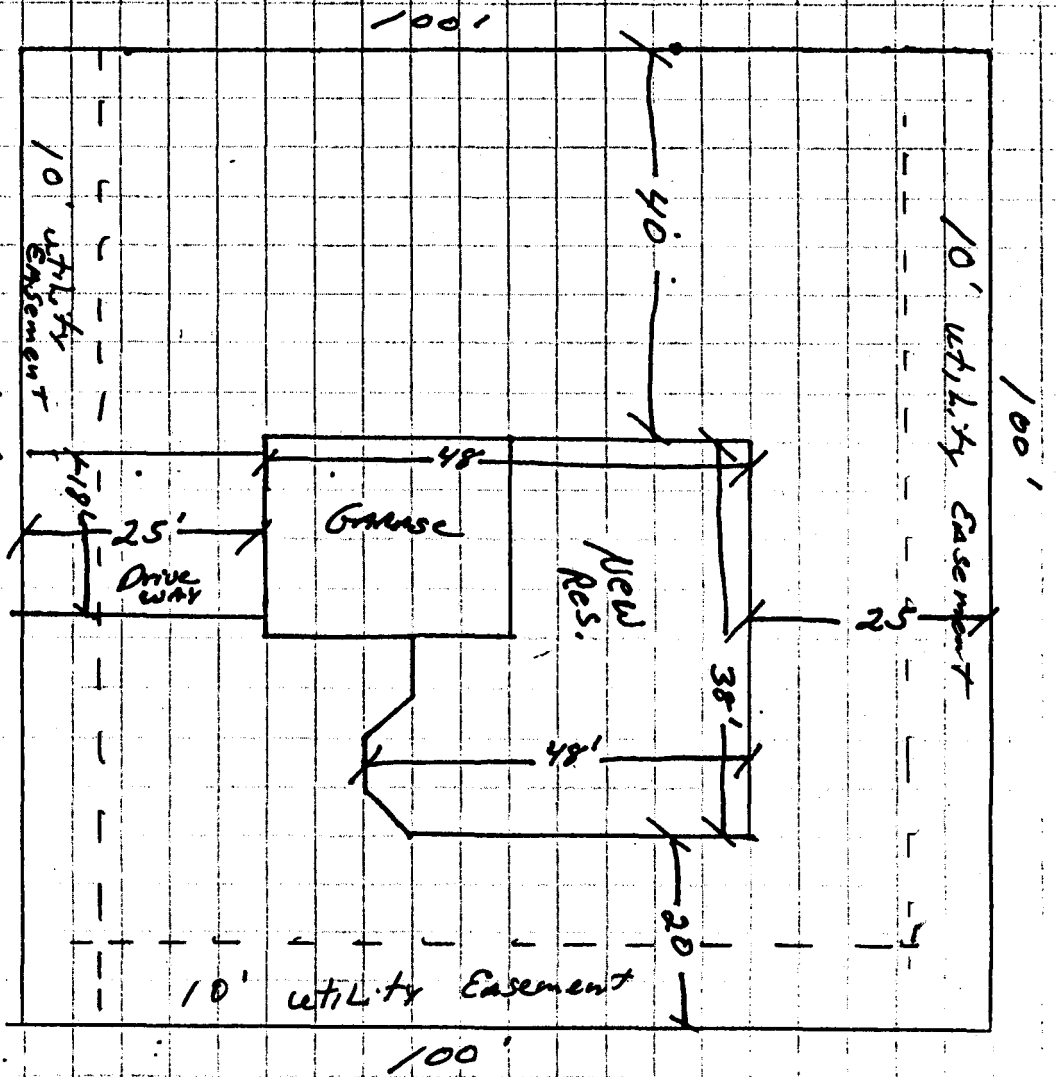
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

TRUS JOIST CORPORATION

a division of TJ International

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303/945-5763
David Sack
Technical Representative

2560 South Corral Drive
Corral Drive



JOB NAME: _____

JOB # _____

LOCATION: _____

SHEET _____

OF _____

SALESMAN: _____

BY _____

DATE: _____