

DATE SUBMITTED: 6/25/93

PERMIT NO. 454031

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2561 S. CORRAL DRIVE

SQ. FT. OF BLDG: 2343

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 10000

FILING # 2 BLK # 2 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-00-154

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

OWNER MERRITT SIXBEY

USE OF EXISTING BUILDINGS:

ADDRESS 3109 E 1/2 ROAD Grand Jet

DESCRIPTION OF WORK AND INTENDED USE:
Single Family New Res

TELEPHONE: 434-1540

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 25

GEOLOGIC HAZARD: YES _____ NO

SIDE 10 REAR 20

CENSUS TRACT: 10 TRAFFIC ZONE: 18

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:
N/A

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.

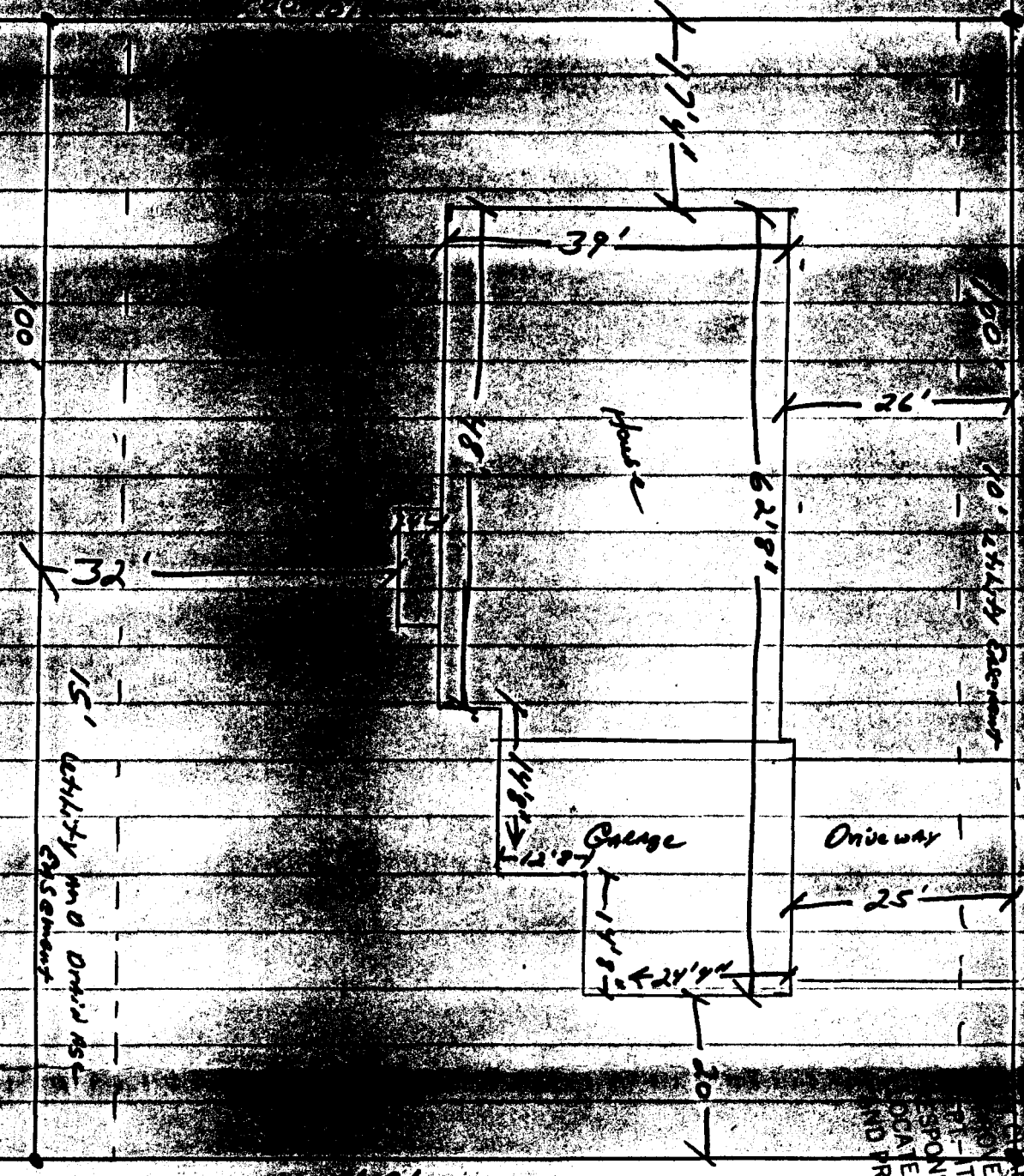
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Wagner
Department Approval
6/25/93
Date Approved

[Signature]
Applicant Signature
6-25-93
Date

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

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E



1561
Crown
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1561

NEED THE APPLICANT'S
RESPONSIBILITY TO PROPERTY
LOCAL AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

100'00'