

DATE SUBMITTED: 6-4-93

PERMIT NO. 452111  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 740 Corral SQ. FT. OF BLDG: 2114  
 SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 7500  
 FILING # 1 BLK # 4 LOT # 4 NO. OF FAMILY UNITS: 1  
 TAX SCHEDULE # 2701 344 06 004 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
 OWNED Falstead Const. USE OF EXISTING BUILDINGS: 0  
 ADDRESS 4842 Indus Blvd DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE: 245 1434 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 4.4 FLOODPLAIN: Designated YES  NO   
 SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES  NO   
 SIDE 10' REAR 20' CENSUS TRACT: 10 TRAFFIC ZONE: 17  
 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.

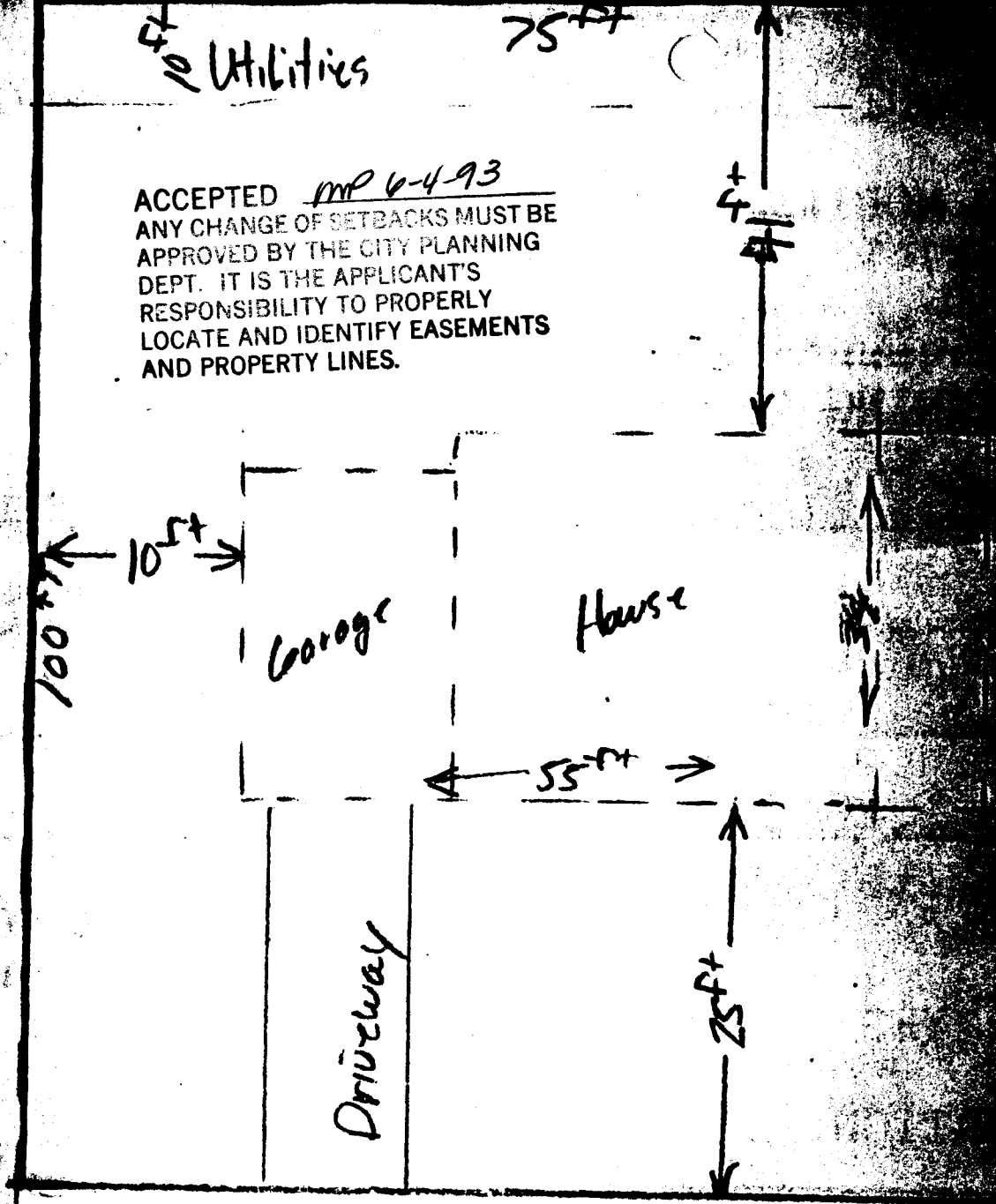
Marcia Pety  
 Department Approval  
6-4-93  
 Date Approved

[Signature]  
 Applicant Signature  
6/4/93  
 Date

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

4' Utilities 75'

ACCEPTED MP 6-4-93  
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.



740 Cotral Dr.