

DATE SUBMITTED: 4/19/93

PERMIT NO. #44695

FEE \$ 5.50

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2556 G³/₈ Road

SQ. FT. OF BLDG: 1967

SUBDIVISION Wilson Ranch

SQ. FT. OF LOT: 11,730

FILING # 1 BLK # 1 LOT # 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-03-012

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

OWNER FOLKESTAD Construction

USE OF EXISTING BUILDINGS: N/A

ADDRESS 2457 INDUSTRIAL BLVD G. J.

TELEPHONE: 245-1434

DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

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

Designated
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.

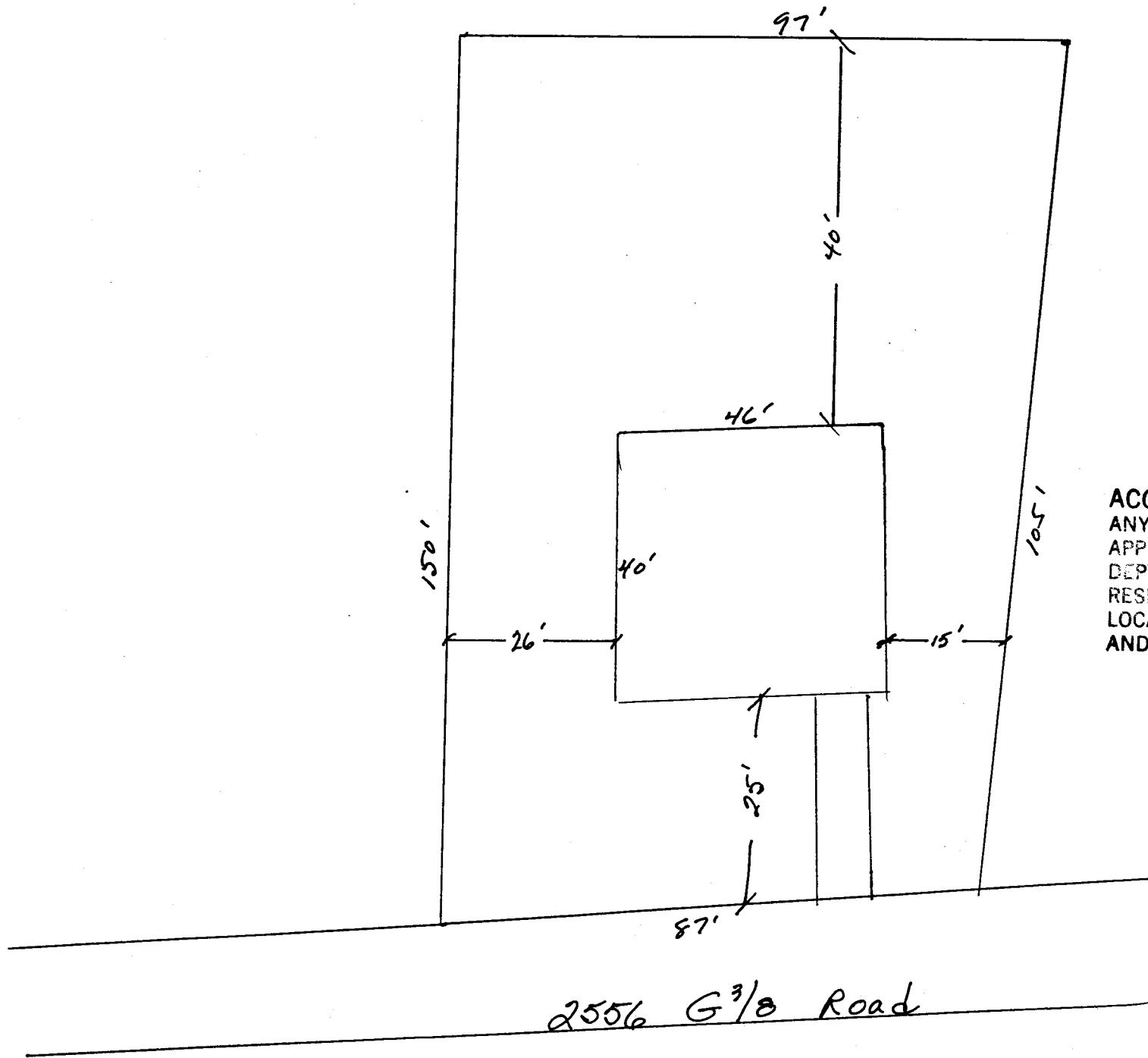
M. Pety
Department Approval

Norm O'Neil
Applicant Signature

4-19-93
Date Approved

4/19/93
Date

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



ACCEPTED *MP 4-19-93 N*
 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.

PLOT PLAN
 2556 G ³/₈ Road

FOLKESTAR *CONST.*