

DATE SUBMITTED 2-15-94

BUILDING PERMIT NO. 47609

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 2569 South Corn SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2280  
SUBDIVISION Wilson Ranch  
FILING 3 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
TAX SCHEDULE NO. 2701-344-16-004 NO. OF FAMILY UNITS \_\_\_\_\_  
OWNER MERRITT SIXBEY NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
ADDRESS 3109 E 1/2 ROAD  
TELEPHONE 434-5561 434-1540 DESCRIPTION OF WORK AND INTENDED USE:  
New Res.

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 25' from property line or \_\_\_\_\_ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 10' from property line CENSUS TRACT 10 TRAFFIC ZONE 18  
Rear 20' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height 35' SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

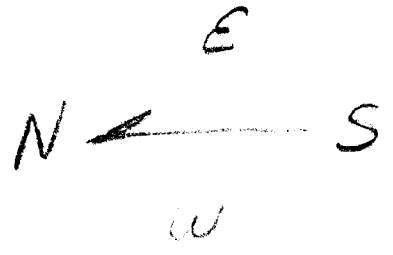
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval Marcia Pety Applicant Signature [Signature]  
Date Approved 2-15-94 Date 2-15-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



136.17

UTILITY EASEMENT

ACCEPTED MP2-15-94  
CITY OF...  
...  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

164.60

2504  
South Corner

15' 166.74

29'

46.79

50' Ditch

UTILITY EASEMENT

South Corner