

DATE SUBMITTED _____

BUILDING PERMIT NO. 48259

FEE \$ _____

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

BLDG ADDRESS 732 BARRA

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1423

SUBDIVISION WILSON RANCH

SQ. FT. OF EXISTING BLDG(S) 0

FILING 2 BLK 1 LOT 7

TAX SCHEDULE NO. 201-344-11-007 NO. OF FAMILY UNITS 0

OWNER Merritt Coats

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 3109 E 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 434-5561

New Res

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

ZONE

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear from property line

PARKING REQ'MT _____

Maximum Height

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 _____

Applicant Signature [Signature]

Date Approved _____

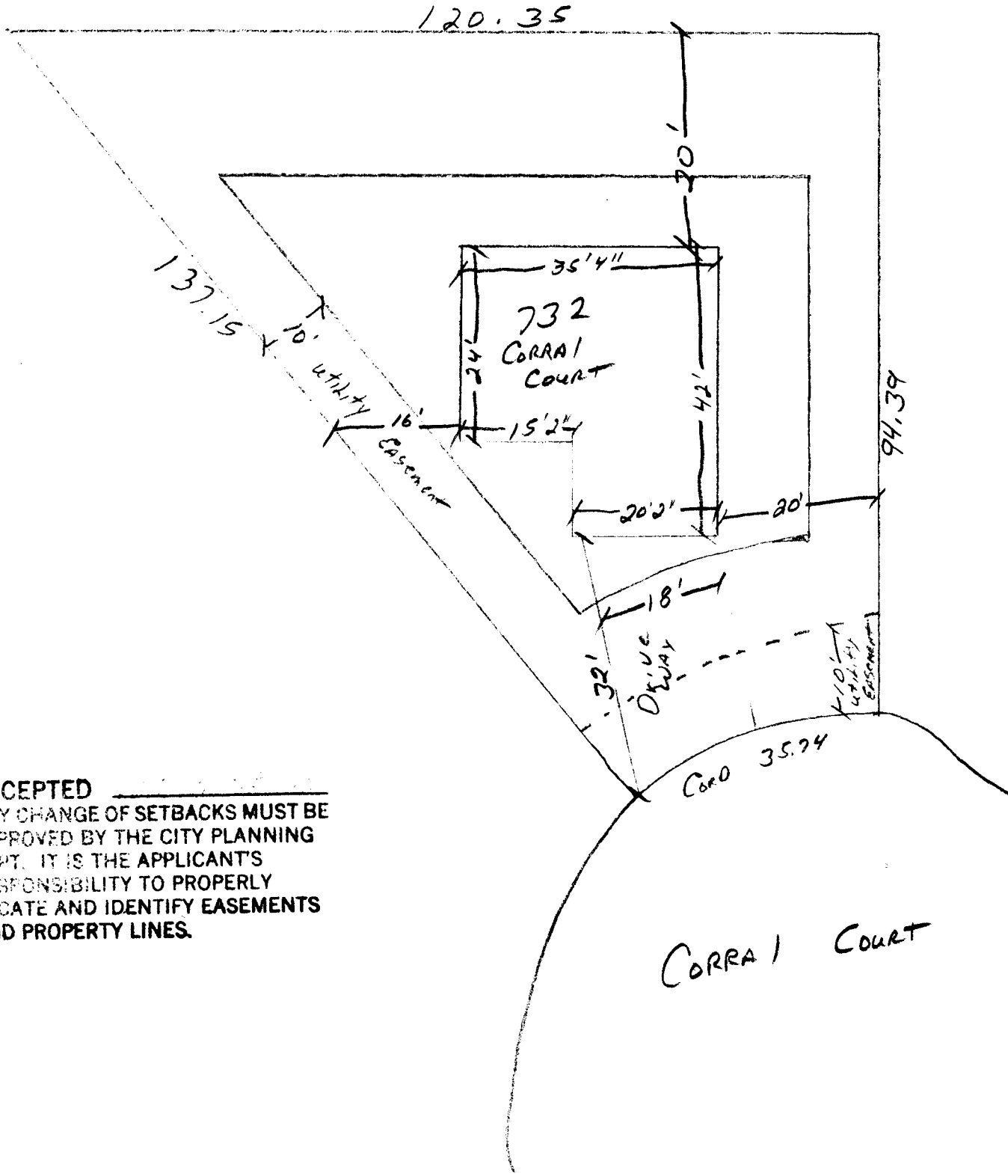
Date 4-13-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED
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.