

DATE SUBMITTED: 1/25/94

PERMIT NO. 47440

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2558 Corral Drive SQ. FT. OF BLDG: 2273.45

SUBDIVISION Wilson Ranch SQ. FT. OF LOT: 14,637.64

FILING # 3 BLK # 1 LOT # 5 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-344-14-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Merritt Sixbey USE OF EXISTING BUILDINGS: 0

ADDRESS 3109 E 1/2

TELEPHONE: 434-5561 DESCRIPTION OF WORK AND INTENDED USE: New Ras

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 FLOODPLAIN: YES        NO X

SETBACKS: FRONT 25' GEOLOGIC HAZARD: YES        NO X

SIDE 10 REAR 20 CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 35 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.

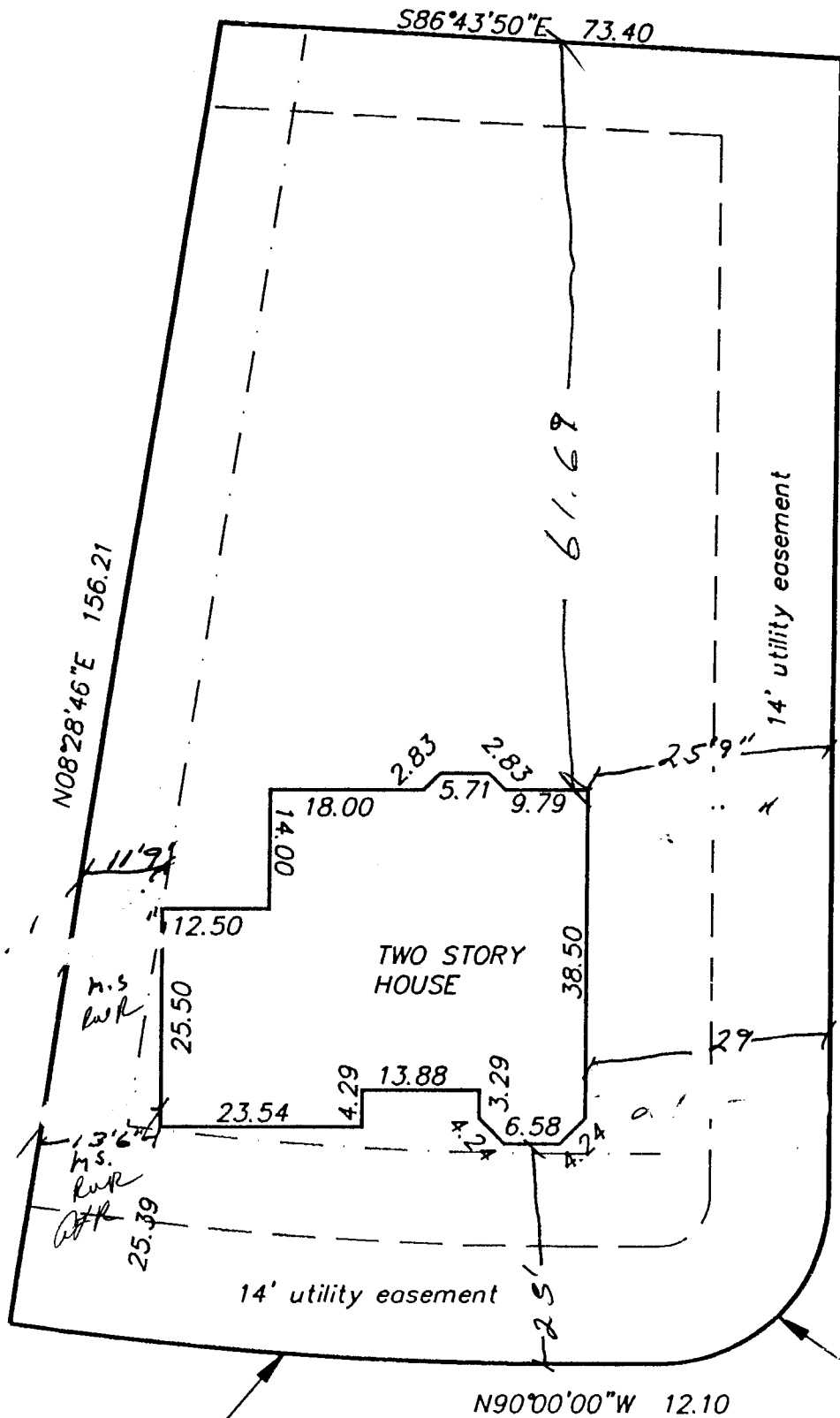
Angeline Barrett  
Department Approval

1/25/94  
Date Approved

[Signature]  
Applicant Signature

1-21-94  
Date

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

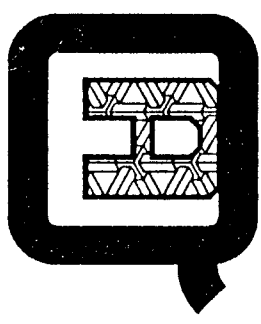
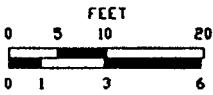


$A=64.46$   
 $R=425.00$   
 $D=08^{\circ}41'25''$   
 $B=N85^{\circ}39'17''W$   
 $C=64.40$   
 $T=32.29$

$A=31.42$   
 $R=20.00$   
 $D=90^{\circ}00'00''$   
 $B=S45^{\circ}00'00''W$   
 $C=28.28$   
 $T=20.00$

**BUILDING LAYOUT**

LOT 5, BLOCK 1, WILSON RANCH FILING NO. 3

<p>MERRITT CONSTRUCTION</p>	 <p> <b>Q.E.D.</b>  <b>SURVEYING</b>  <b>SYSTEMS Inc.</b>          1018 COLO. AVE.          GRAND JUNCTION          COLORADO 81501          464-7568          241-2370       </p>	<p>SURVEYED BY: N/A</p>
<p>SCALE: </p>		<p>DRAWN BY: MEM</p>
<p>DATE: 1/13/94</p>		<p>ACAD ID: MERRITT5</p>
		<p>SHEET NO.</p>
		<p>FILE: 940010</p>