

FEE \$ 500

BLDG PERMIT NO. 48833

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

344-15-009

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2564 ~~South Corral~~ S. Corral Dr. TAX SCHEDULE NO. 2201-1337-009

SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1776

FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Merritt Const NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3109 E42 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-5561 USE OF EXISTING BLDGS 0

(2) APPLICANT Merritt Sixbey DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3109 E42 Road New Residence

(2) TELEPHONE 434-5561

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS TRACT 10 TRAFFIC ZONE 18

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-3-94

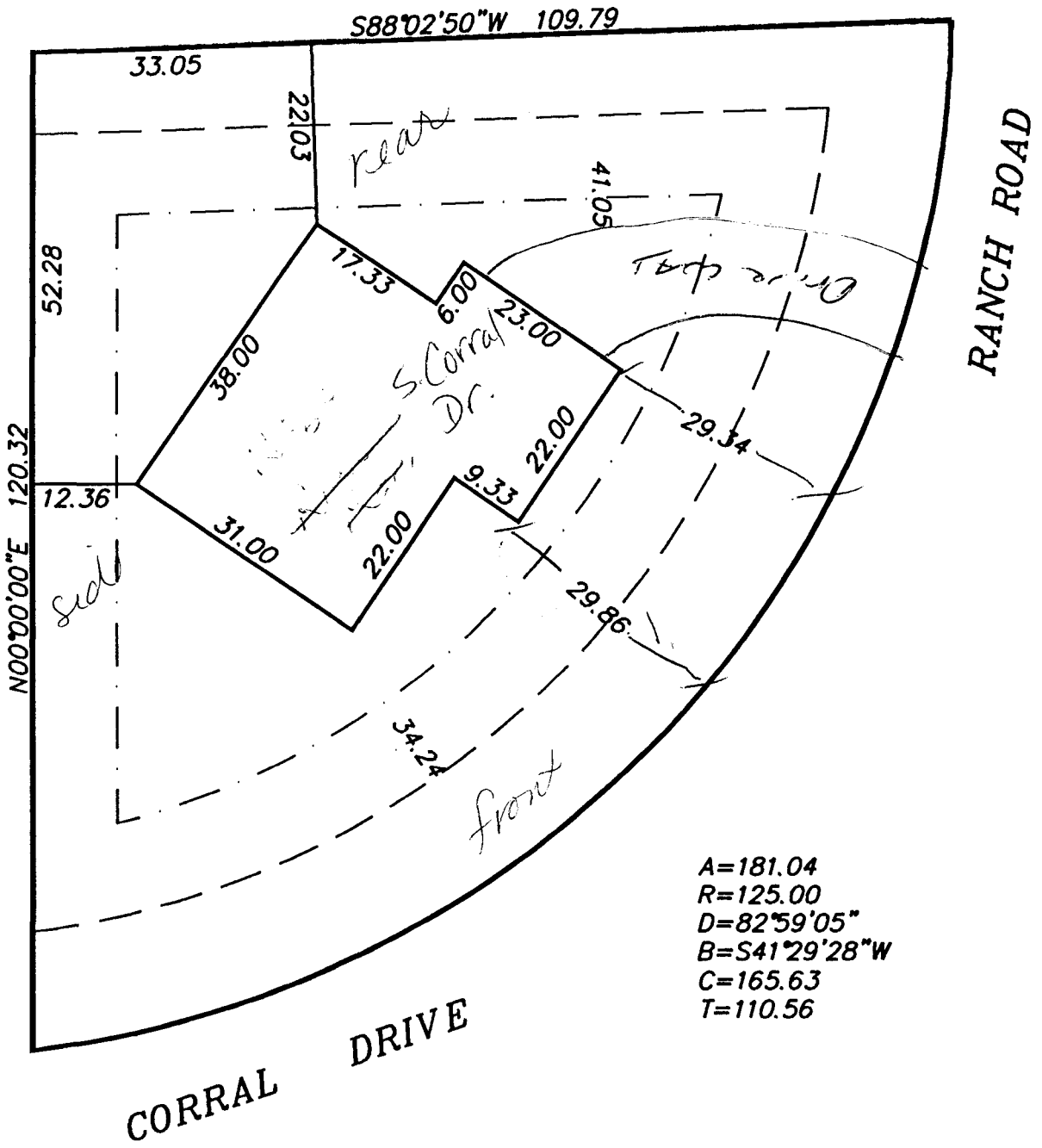
Department Approval Ronnie Edwards Date 6-6-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7621

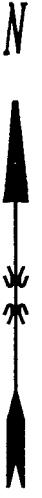
Utility Accounting [Signature] Date 6-6-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



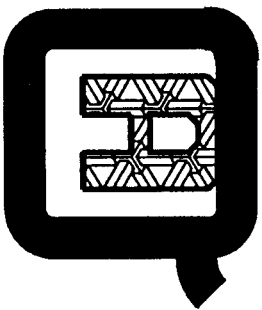
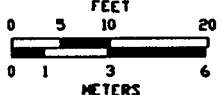
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 R=125.00
 D=82°59'05"
 B=S41°29'28"W
 C=165.63
 T=110.56



ACCEPTED *Bonnie Edwards 6/6/94*
 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.

BUILDING LAYOUT

LOT 4, BLOCK 2, WILSON RANCH FILING NO. 3

FOR: MERRITT CONST.	 <p> Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370 </p>	SURVEYED BY: <i>N/A/</i>
SCALE:  1"IN = 20'FT		DRAWN BY: <i>MEM</i>
DATE: <i>6/2/94</i>		ACAD ID: <i>WR3B2L9</i>
		SHEET NO. FILE: <i>94142</i>