

DATE SUBMITTED 1-25-94

BUILDING PERMIT NO. 47448

FEE \$ N/C

PLANNING CLEARANCE

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

BLDG ADDRESS 745 Wilson Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500

SUBDIVISION Wilson Ranch

SQ. FT. OF EXISTING BLDG(S) 1900

FILING _____ BLK 1 LOT 5

TAX SCHEDULE NO. _____

NO. OF FAMILY UNITS (1) one

OWNER Richard L. Briggs Sr.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION (1)

ADDRESS 745 Wilson Ct

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-1459

Finish Basement

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 HAZARDS yes YES _____ NO _____

Side _____ from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line

PARKING REQ'MT _____

Maximum Height interior no change of use _____

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 Kurt Nelson

Applicant Signature Richard L. Briggs Sr.

Date Approved 1/25/94

Date 1-25-94

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

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