

DATE SUBMITTED 4-14-94

BUILDING PERMIT NO. 48274

FEE \$ 5.00

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

BLDG ADDRESS 747 WILSON DR.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1757

SUBDIVISION WILSON RANCH

SQ. FT. OF EXISTING BLDG(S) None

FILING 1 BLK 1 LOT 14

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2701-344-03-041

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

OWNER BOOKLIFF BUILDERS LTD.

ADDRESS 311/2 Cedar St. G.S. 8152-3

TELEPHONE 742-2212

DESCRIPTION OF WORK AND INTENDED USE:
New Single Family Residence

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

ZONE PR-4.4

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 _____

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 Pitz

Applicant Signature [Signature]

Date Approved 4-14-94

Date 4-14-94

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

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

75'0

43' ±

ACCEPTED MP 4-14-94
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.

161.0

15' ±

31'

45'

26'

15' ±

CONC. DRIVE

25' SETBACK

OTL EASEMENT

75'0

LOT 14, BLK 1, FILE
747 WILSON DR
WILSON PARK



✓ max. ht. ->

COMPLAINT/INSPECTION REPORT
CODE ENFORCEMENT - CITY OF GRAND JUNCTION

- Junk, trash, cars
- Sign
- Fence
- Animal
- Use/Zoning
- Other

DATE 5/6/94	CASE NO.
CALL TAKEN BY RONNIE	
ASSIGNED TO	

LOCATION OF VIOLATION 749 Wilson Dr.

ZONE	SUBDIVISION	BLOCK	LOT	PARCEL NO.
PR	Wilson-Fil #1	1	14	2701-344-03-014

OWNER	?			
ADDRESS (H)	CITY	ZIP	PHONE (H)	
Bookcliff Bldrs are working there - new residence				
(B)			(B)	

<input type="checkbox"/> RESIDENT	<input type="checkbox"/> LESSEE			
ADDRESS (H)	CITY	ZIP	PHONE (H)	
(B)			(B)	

REPORTING PARTY	PHONE (H)
Stere Weinherst	
ADDRESS	PHONE (B)
749 Wilson Drive	242-6420

NATURE OF COMPLAINT height of new home?
 moved dirt to make higher grade before starting home. - Call me for more details if you want.
 244-1420