

DATE SUBMITTED: 2-16-95

PERMIT NO. 51180

FEE \$ 10⁰⁰

TCP

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2324 WREN Court

SQ. FT. OF BLDG: 2274

SUBDIVISION South Rim

SQ. FT. OF LOT: 13959

FILING # 2 BLK # 3 LOT # 25

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-083-22-015

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Merritt Sixbey

USE OF EXISTING BUILDINGS: 0

ADDRESS 405 West MAYFIELD

DESCRIPTION OF WORK AND INTENDED USE: New Res

TELEPHONE: 241-5164 250-1342

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 3.5

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: 14 TRAFFIC ZONE: 91

MAXIMUM HEIGHT _____

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.

Ronnie Edwards
Department Approval

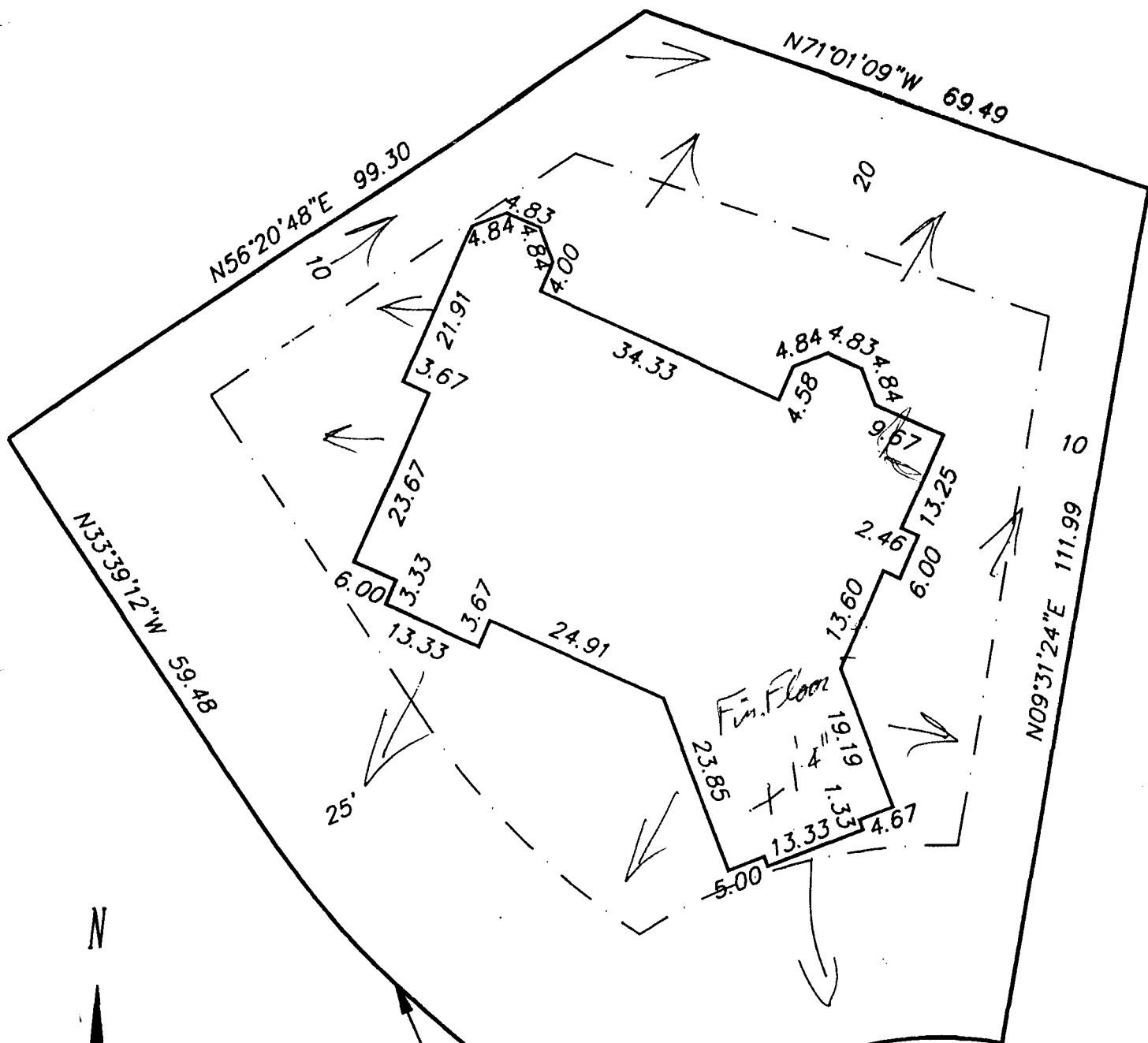
[Signature]
Applicant Signature

2-16-95
Date Approved

2-16-95
Date

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

WD 8121 - S/F pd 2-16-95 Millie Fowler



A=55.00
 R=122.02
 D=25°49'41"
 B=N46°33'58"W
 C=54.50
 T=19.98

A=37.45
 R=48.00
 D=44°42'22"
 B=N77°10'21"E
 C=36.51
 T=19.74

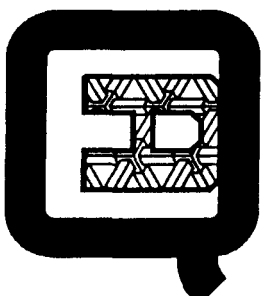
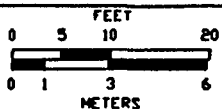
A=22.94
 R=20.00
 D=65°42'29"
 B=S87°40'18"W
 C=21.70
 T=12.92

APPROVED SUBJECT TO
 CONDITIONS DATED 2/18/95
 BY CHAIRMAN SOUTH RIM
 ARCHITECTURAL CONTROL COMMITTEE

2/16/95
 ACCORDED
 ALL RIGHTS OF SURVIVORS MUST
 BE MAINTAINED CONTINUING
 AFTER DEATH OF SURVIVORS
 EXCEPT IT IS THE SURVIVOR'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

BUILDING LAYOUT

LOT 25 SOUTH RIM FILING NO. TWO

FOR: MERRITT CONST.	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: N/A/
SCALE:  1"IN = 20'FT		DRAWN BY: MEM
DATE: 2/1/95		ACAD ID: SR25
		SHEET NO.
		FILE: 95032