

DATE SUBMITTED: 5/14/90

PERMIT # 35908

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2310 CYPRESS CT

SQ. FT. OF BLDG: 2636

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 19592 BARRY

FILING # 6 BLK # 15 LOT # 30

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: -
2945-011-31-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: BILL JACOUR GASHILL

USE OF ALL EXISTING BUILDINGS:
NONE

ADDRESS: Box 2642 G.J. 81502

PHONE: 292-8892

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

NEW CONSTRUCTION. SIM. F.A. RES.

FOR OFFICE USE ONLY

ZONE: RKF-5

FLOODPLAIN: YES NO

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: —

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: —

SPECIAL CONDITIONS: Must have approval of architectural committee

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 5/15/90

APPROVED BY: Karl M. Weber

Richard Weber
SIGNATURE
OWNER'S AGENT

