

DATE SUBMITTED: 12-9-91

PERMIT NO. 40547

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2534 BOOKCLIFF AVE.

SQ. FT. OF BLDG: 1404 ϕ

SUBDIVISION 1ST ADDN. ARBOR VILLAGE

SQ. FT. OF LOT: 11,000 ϕ

FILING # _____ BLK # 1 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-32-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER MTN. HIGH ENT.

USE OF EXISTING BUILDINGS: _____

ADDRESS P.O. Box 1452 G.J.

DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY

TELEPHONE: 243-9864

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' from center line

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

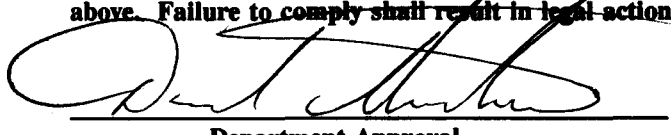
LANDSCAPING/SCREENING REQUIRED: _____

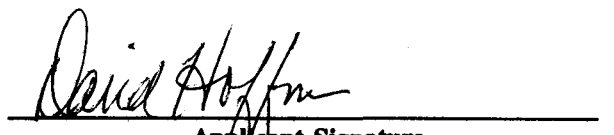
SPECIAL CONDITIONS: _____

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.

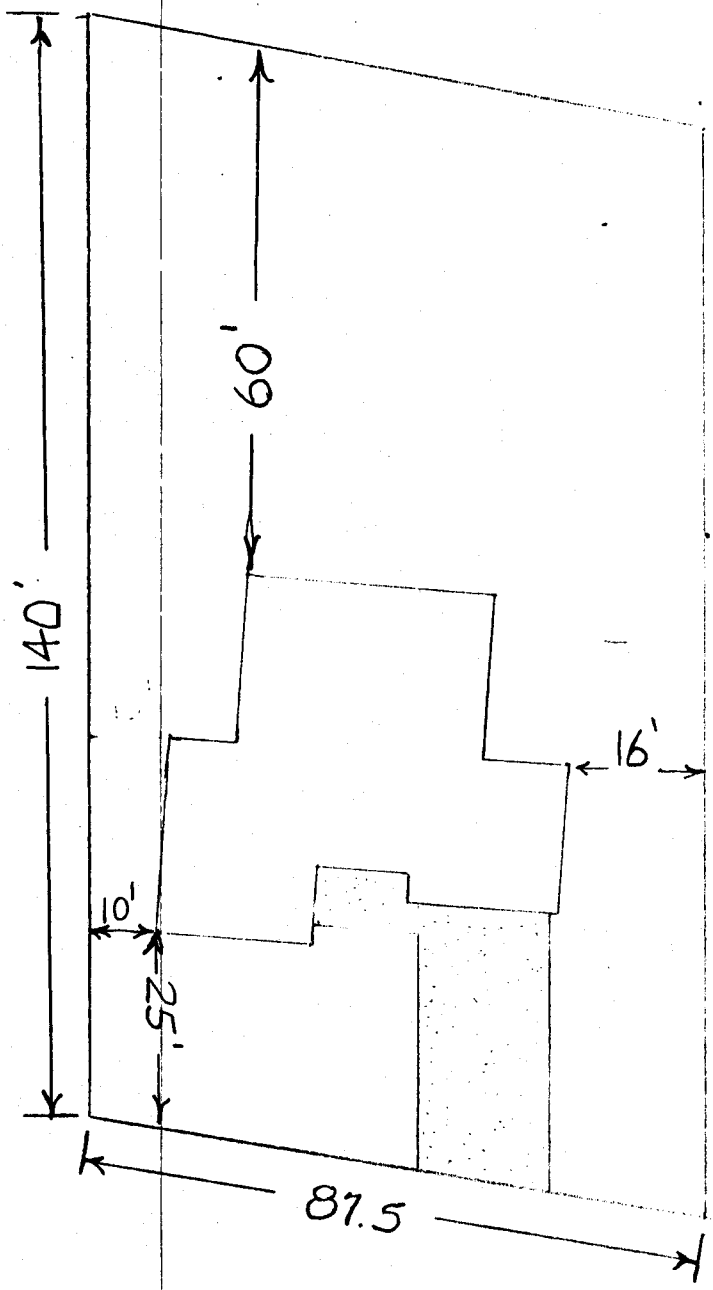




Department Approval
12-9-91
Date Approved

Applicant Signature
12-9-91
Date

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



ACCEPTED *[Signature]* 12-9-91
 ANY CHANGE OF TRACKS MUST BE
 APPROVED BY THE PLANNING
 BOARD. THE OWNER'S
 LIABILITY FOR ANY EASEMENTS
 AND PROPERTY LINES.

2534 BOOKCLIFF AVE.

LOT 1 BLOCK 1 1ST ADDN. ARBOR VILLAGE