

DATE SUBMITTED: 6/5/91

PERMIT # 98868

FEE No Charge

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 1455 Chipeta Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Park Place Addition

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 11-13

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945 132 11 006

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: James Hammond

USE OF ALL EXISTING BUILDINGS:  
\_\_\_\_\_

ADDRESS: 1455 Chipeta Ave

PHONE: 241-0108

DESCRIPTION OF WORK AND INTENDED USE:  
Hot tub

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

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FOR OFFICE USE ONLY

ZONE: \_\_\_\_\_  
SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_  
MAXIMUM HEIGHT: \_\_\_\_\_  
PARKING SPACES REQ'D: \_\_\_\_\_  
LANDSCAPING/SCREENING: \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT #: \_\_\_\_\_  
TRAFFIC ZONE: \_\_\_\_\_  
SPECIAL CONDITIONS: Does not apply

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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 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.

DATE APPROVED: 6/5/91

APPROVED BY: Kristen L. Adbeck

James Hammond  
SIGNATURE