

DATE SUBMITTED: Feb 21, 1991

PERMIT # 37967

FEE 9500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2703 Cross Rocks Blvd.

SQ. FT. OF BLDG: 4344

SUBDIVISION: Cross Rocks, Colo West

SQ. FT. OF LOT: 23301

FILE # 2 BLK # 5 LOT # 3

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:
2701-362-36-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Ed + Betty Settle

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2774-27 Rd.

PHONE: 242-7797

DESCRIPTION OF WORK AND INTENDED USE:
New Town Homes

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

FOR OFFICE USE ONLY

ZONE: PR

FLOODPLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 16

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 15

LANDSCAPING SCREENING: _____

SPECIAL CONDITIONS: file 26-81

AS PER PLAN

approved minor change

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 2/22/91

APPROVED BY: Raul Metzner

[Signature]
SIGNATURE