

DATE SUBMITTED: 9/11/91

PERMIT NO. 39795

FEE \$ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

UMFC.

BLDG ADDRESS: 2905 CROSSROADS BLVD
CROSSROADS COLO WEST.

SQ. FT. OF BLDG: 1500

SUBDIVISION: ASPER HEIGHTS

SQ. FT. OF LOT: _____

FILING NO. 2 BLK NO. 5 LOT NO. 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2001-362-36-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: ONVILLE BROWN

USE OF EXISTING BUILDINGS: 0

ADDRESS: 2687 COMT. DR. SW

DESCRIPTION OF WORK AND INTENDED USE: SINGLE TOWNHOME UNIT

TELEPHONE: 292-3915

SUBMITTALS 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-4

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 124'

GEOLOGIC HAZARD: YES ___ NO X

SIDE REAR

CENSUS TRACT: 16 TRAFFIC ZONE: 15

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.

Kirsten L. Caldwell
Department Approval
9/11/91
Date Approved

Quill D. Brown
Applicant Signature
9-11-91
Date

ACCEPTED *KCA 9/11/91*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. ANY CHANGES
RESULT FROM THIS REBAR.
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

WYNHOMES FILING NO. 2

CROSSROADS COLORADO WEST FILING NO. 2

FD. NO 5 REBAR

