

DATE SUBMITTED: Feb 21, 1991

PERMIT # _____

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2707 Cross Rock Blvd

SQ. FT. OF BLDG: 4520

SUBDIVISION: Cross Rock Colo West

SQ. FT. OF LOT: 1.062 Acres

FILE # 2 BLK # 5 LOT # 4

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:
2701-362-36-~~000~~005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: EH + Betty Settle

ADDRESS: 2774 - 27 RD

USE OF ALL EXISTING BUILDINGS:

PHONE: 242-7797

DESCRIPTION OF WORK AND INTENDED USE:
NEW TOWN HOME

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

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.)

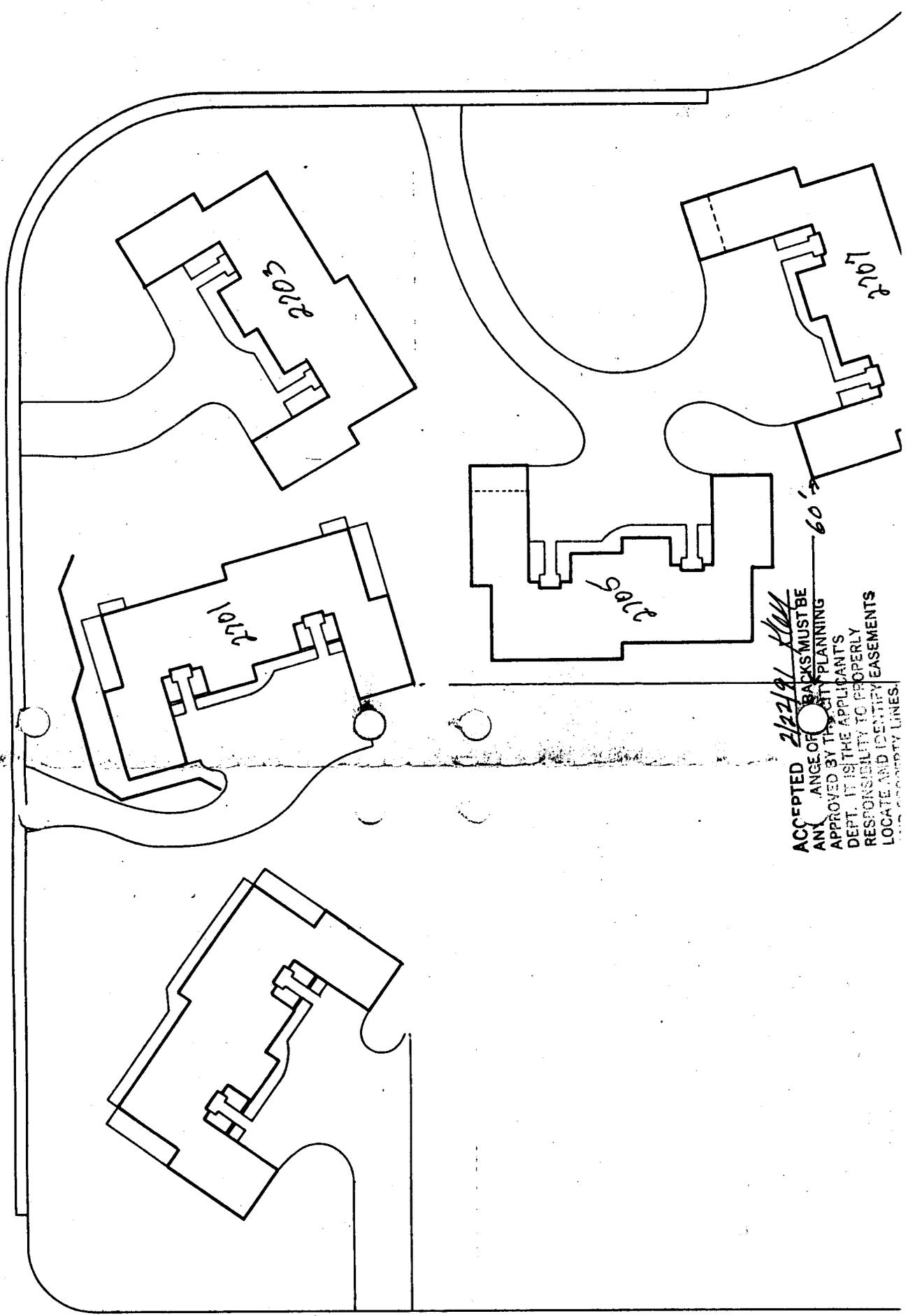
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 2-22-91

APPROVED BY: Val Lowry


SIGNATURE



ACCEPTED 2/22/19 *[Signature]*
ANY CHANGE OF BACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.