

DATE SUBMITTED: 9-9-91

PERMIT NO. 39695

ISSUE Bldg Permit
for Foundation only

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

2781
\$X1
\$2

BLDG ADDRESS: 2721 & 2723 Indian SQ. FT. OF BLDG: _____
 SUBDIVISION: Indian WASH SQ. FT. OF LOT: 78 X 60
 FILING NO. _____ BLK NO. _____ LOT NO. _____ NO. OF FAMILY UNITS: 2
 TAX SCHEDULE NO: 2943-064 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE
 OWNER: Indian WASH JOINT Venture USE OF EXISTING BUILDINGS: VACANT
 ADDRESS: 541 29 1/2 Rd #110 DESCRIPTION OF WORK AND INTENDED USE: New Construction - Duplex
 TELEPHONE: 242-2060

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

FOR OFFICE USE ONLY

ONE PR - #31-91 FLOODPLAIN: YES _____ NO _____
 SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____
 SIDE _____ REAR As per PLAN CENSUS TRACT: 10 TRAFFIC ZONE: 22
 MAXIMUM HEIGHT _____ PARKING REQ'MT _____
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: This clearance is for Bldg Foundation only

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.

[Signature]
 Department Approval
9-9-91
 Date Approved

[Signature]
 Applicant Signature

 Date

APPROVED FOR FOUNDATION ONLY

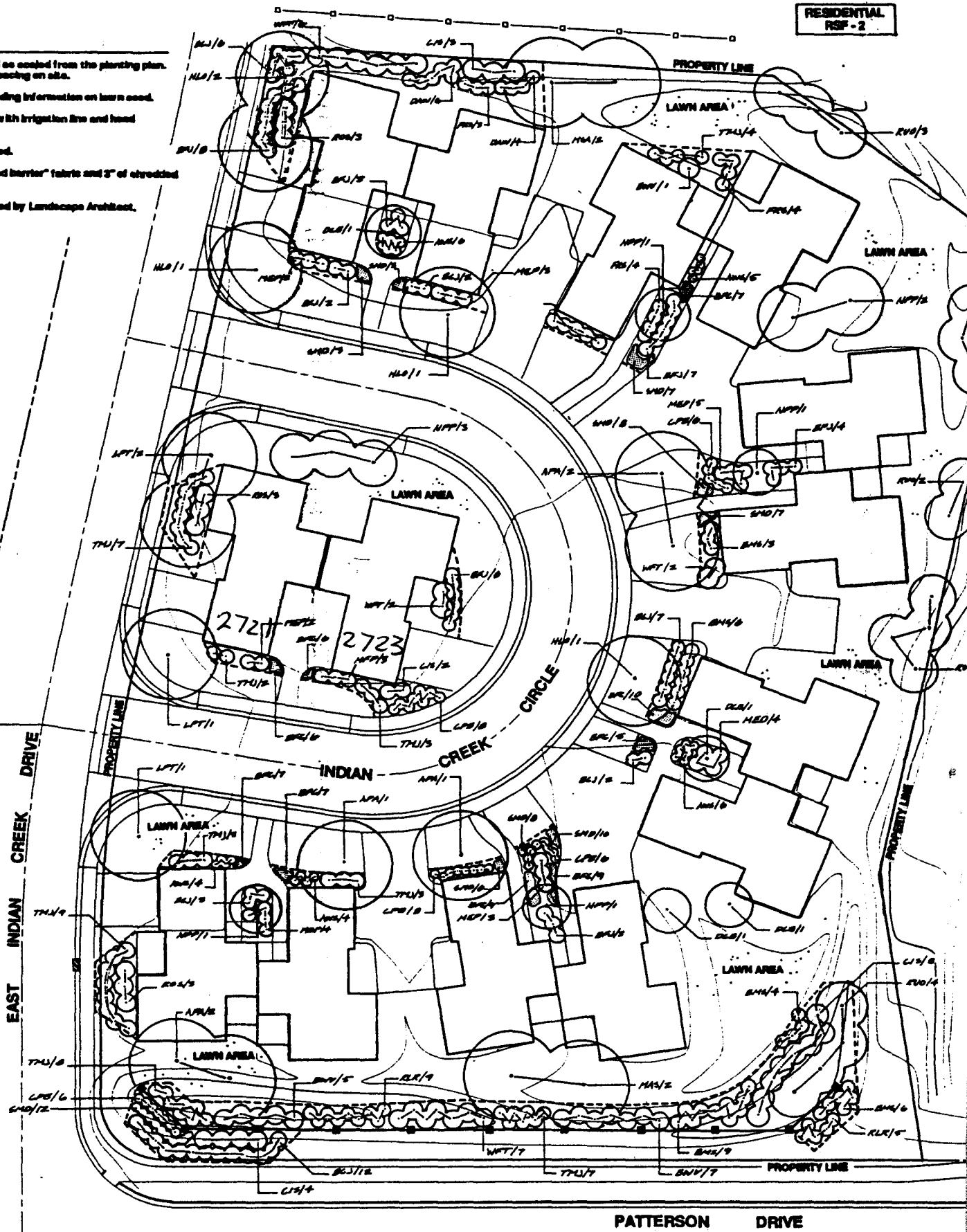
Will require separate permit for remainder of construction.

RESIDENTIAL
RSF - 2

LANDSCAPE NOTES

- 1. All trees to be spaced as shown from the planting plan. See notes to approve spacing on site.
- 2. Refer to the specifications for seeding information on lawn seed.
- 3. Refer to the specifications for irrigation line and head count.
- 4. Irrigation areas shall be irrigated.
- 5. Rub beds shall receive a "weed barrier" fabric and 3" of shredded mulch.
- 6. Overall planting shall be located by Landscape Architect.

RESIDENTIAL
RSF - 2



CHURCH
SITE

RESIDENTIAL
RSF - 4