

DATE SUBMITTED: 12-4-91

PERMIT NO. 40530

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2752 units A & B
SUBDIVISION Indian Wash Subd
FILING # _____ BLK # 1 LOT # 1
TAX SCHEDULE # 2943-064

SQ. FT. OF BLDG: 1050 # & 1170 #
SQ. FT. OF LOT: 400 # addition with Garage (each)
NO. OF FAMILY UNITS: 2
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Indian Wash Court Kenlu
ADDRESS 591 29th Rd 110
TELEPHONE: 242 2080

USE OF EXISTING BUILDINGS: NEW Subd
DESCRIPTION OF WORK AND INTENDED USE: NEW Duplex

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 FLOODPLAIN: YES _____ NO _____
SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____
SIDE _____ REAR _____ CENSUS TRACT: _____ TRAFFIC ZONE: _____
MAXIMUM HEIGHT _____ PARKING REQ'MT _____
LANDSCAPING/SCREENING REQUIRED: AS per plans SPECIAL CONDITIONS:
File # 31-91 1 sewer TAP to City has been paid
1 sewer TAP to Central Grand Valley has been paid - will transfer Grand valley tap to City

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
12-4-91
Date Approved

[Signature]
Applicant Signature
12-7-91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)