

DATE SUBMITTED: 9-9-91

PERMIT NO. 39695

ISSUE Bldg Permit  
for Foundation only

FEE \$ 10<sup>00</sup>

**PLANNING CLEARANCE**

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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.

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**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.

ACCEPTED BY 9-9-77  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

AS PER PLAN # 31-91

# BASIN B

0.29 Acres  
0.52 GFS

4685

City of Grand Junction  
Community Development Department

FLOWPATH FOR Tc

Indian

WASH

Circle



