

DATE SUBMITTED: 8.20.91

PERMIT NO. 39835

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2534 PINYON AVE.

SQ. FT. OF BLDG: 1240

SUBDIVISION: 1ST ADDN. ARBOR VILLAGE

SQ. FT. OF LOT: 9200

FILING NO. ___ BLK NO. 2 LOT NO. 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-121-33-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER: MTN. HIGH ENTERPRISES

USE OF EXISTING BUILDINGS: N/A

ADDRESS: P.O. Box 1452 G.J. 81502

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 243-9564

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 RSE-8

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 6

MAXIMUM HEIGHT 32'

TRAFFIC ZONE: 29

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).

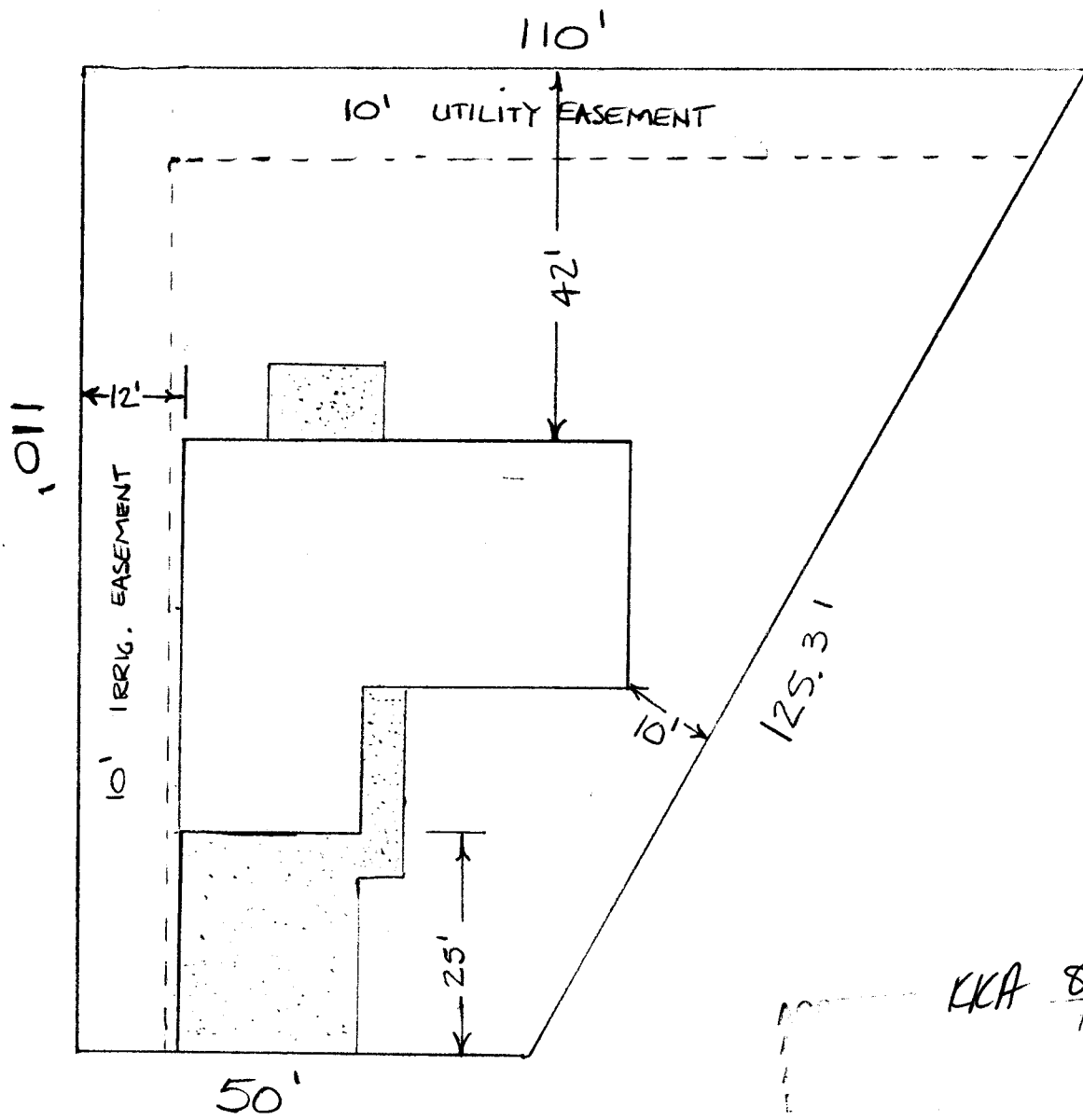
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Lucretia K. Caldwell
Department Approval
8/20/91
Date Approved

David Hoffman
Applicant Signature
8.20.91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).



KKA 8/20/91
 REGISTERED PROFESSIONAL SURVEYOR
 LOCATED EASEMENTS
 AND PROPERTY LINES.

2534 PINYON AVE.

LOT 7 BLOCK 2 1ST ADDN. ARBOR VILLAGE