

DATE SUBMITTED: Nov 27, 1991

6/26/92

PERMIT NO. 42151

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 542 1/2 Wasatch

SQ. FT. OF BLDG: 10715

SUBDIVISION Cottonwood MEADOWS

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 1st Add BLK # 6 LOT # 16

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-18-016

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Katherine Bristol

USE OF EXISTING BUILDINGS: Home

ADDRESS 542 1/2 Wasatch

DESCRIPTION OF WORK AND INTENDED USE: Café drive, parking

TELEPHONE: 245-2547

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

### FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 3' REAR \_\_\_\_\_

CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT 32'

PARKING REQ'MT \_\_\_\_\_

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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

11-27-91  
Date Approved

Nov 27, 1991  
Date

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

# 542 1/2 WASATCH

