

DATE SUBMITTED: 11/23/92

PERMIT NO. 43599 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 585 25 1/2 Road #192

SQ. FT. OF BLDG: 14x70

SUBDIVISION Paradise Valley

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 192

NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-102-00-100

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

OWNER BART SWAN

USE OF EXISTING BUILDINGS: Residential

ADDRESS 585 25 1/2 Road #192

DESCRIPTION OF WORK AND INTENDED USE: Electric + gas hook up.

TELEPHONE: N/A

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

FOR OFFICE USE ONLY

ZONE _____
SETBACKS: FRONT PER
SIDE AS PER REAR MARK
MAXIMUM HEIGHT _____
LANDSCAPING/SCREENING REQUIRED: _____

FLOODPLAIN: YES _____ NO ✓
GEOLOGIC HAZARD: YES _____ NO ✓
CENSUS TRACT: 4 TRAFFIC ZONE: 10
PARKING REQ'MT _____
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.

Angeline Barrett
Department Approval
11/23/92
Date Approved

Bart Swan
Applicant Signature
11-23-92
Date

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