

DATE SUBMITTED: 9/23/92

PERMIT NO. 429354

FEE \$ N/A

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2490 E. Hawkey Circle

SQ. FT. OF BLDG: _____

SUBDIVISION Replat of Mini "Cove"

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # LC

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2701-334-04-097

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

OWNER D. Reed Guthrie

USE OF EXISTING BUILDINGS: _____

ADDRESS 474 1/2 Ridgeview Dr.

DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 241-2261

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

FOR OFFICE USE ONLY

ZONE _____ *see previous*

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ *planning clearance*

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____

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

9/23/92
Date Approved

9-23-92
Date

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