

DATE SUBMITTED: 11-2-92

PERMIT NO. ~~\_\_\_\_\_~~

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2702 & 2704 Indian Wash Pic. SQ. FT. OF BLDG: 1250

SUBDIVISION Indian Wash Sub. SQ. FT. OF LOT: No lot

FILING # \_\_\_\_\_ BLK # 1 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-064-13-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Joel Feener USE OF EXISTING BUILDINGS: NA

ADDRESS 521 29 1/2 Rd #110 DESCRIPTION OF WORK AND INTENDED USE: New residence

TELEPHONE: 242-2060

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

### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_ GEOLGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: 11 TRAFFIC ZONE: 41

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: As per #31-91

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.

A. Barrett  
Department Approval

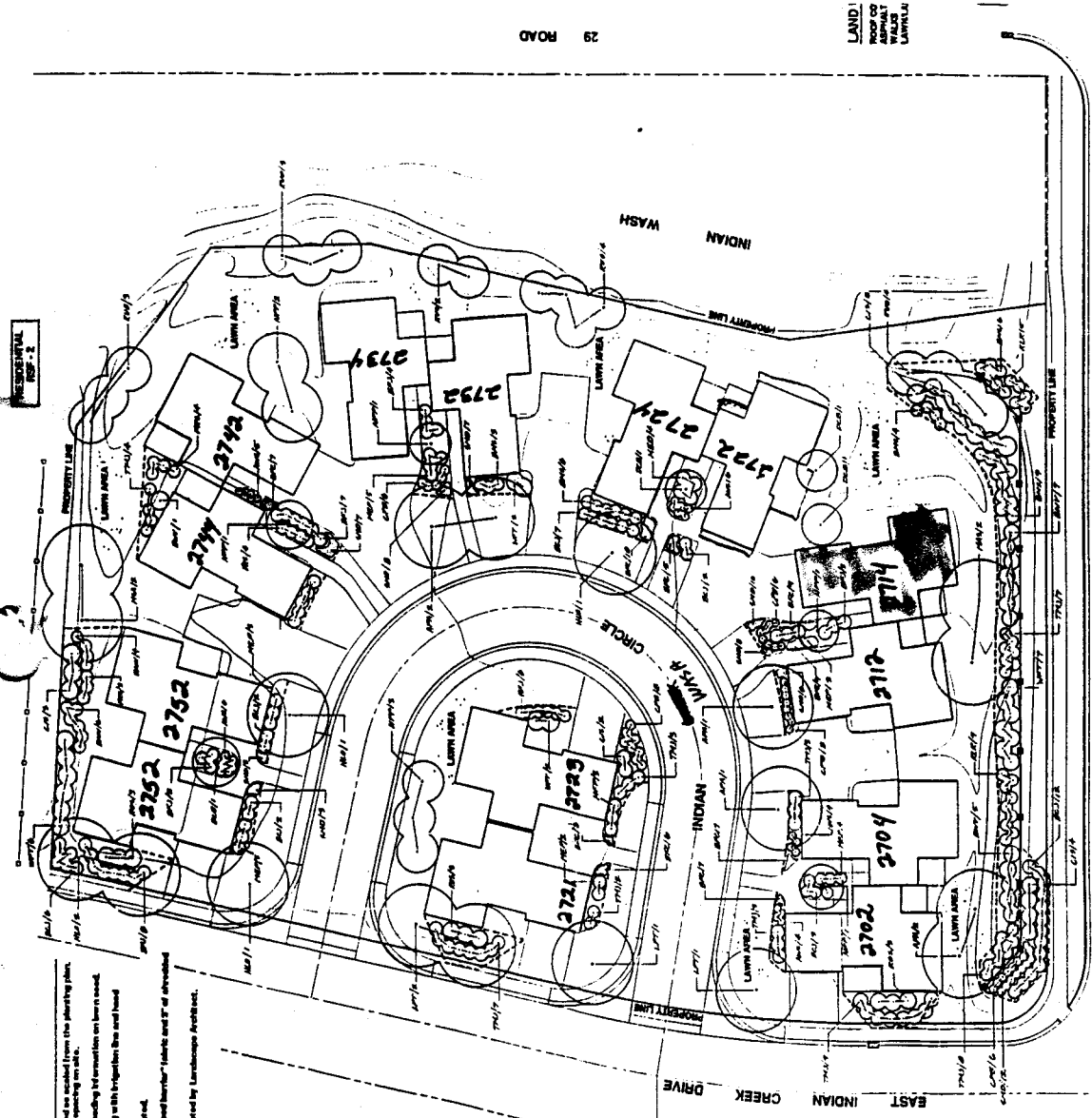
Joel Feener  
Applicant Signature

11/2/92  
Date Approved

11/2/92  
Date

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

- LANDSCAPE NOTES**
1. All trees shown on this plan are to be planted from the planting plan.
  2. Landscaping shall be done in accordance with the Landscape Architect's plan to improve existing conditions.
  3. Refer to the specifications for seeding information on here used.
  4. All landscape areas shall be irrigated.
  5. All shrub beds shall receive a "weed barrier" fabric and 2" of gravel or bark mulch.
  6. All perennial planting shall be located by Landscape Architect.



RESIDENTIAL RSP-2

RESIDENTIAL RSP-2

CHURCH SITE

RESIDENTIAL RSP-1

29 ROAD

LAND: SHALLOE, SANDS, ADRIAN, WALKER, LAWREN

ACCEPTED 06/28/92  
 AND CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.