

DATE SUBMITTED: 11-2-92

PERMIT NO. ~~11-2-92~~

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2702 & 2704 Indian Wash Cir. 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 Fenner 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 PER

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR PER

CENSUS TRACT: 11 TRAFFIC ZONE: 41

MAXIMUM HEIGHT AS

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 Fenner
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. Shrubs and trees are to be spaced as noted from the planting plan. Landscape Architect to approve spacing on site.
2. Refer to the specifications for seeding information on lawn seed.
3. Contractor to coordinate planting with irrigation line and head placement.
4. All landscape areas shall be irrigated.
5. All shrub beds shall receive a "weed barrier" fabric and 2" of shredded bark mulch.
6. All perennial planting shall be located by Landscape Architect.

RESIDENTIAL
RSF - 2

EAST INDIAN CREEK DRIVE

INDIAN WASH

INDIAN WASH

PATTERSON DRIVE

CHURCH SITE

RESIDENTIAL
RSF - 4

29 ROAD

LAND
PROOF OF
ASPHALT
WALKS
LAWN/LA

ACCEPTED 10.8.97
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

