

DATE SUBMITTED: 11/2/02

PERMIT NO. 43507 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2712 1/2²⁷¹⁴ Indian Wash Circle SQ. FT. OF BLDG: 1250

SUBDIVISION Indian Wash Subdivision SQ. FT. OF LOT: no lot

FILING # _____ BLK # 1 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-06-13-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Joel F USE OF EXISTING BUILDINGS: _____

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

TELEPHONE: 242-2060 Build new residence

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 As per plan GEOLGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ CENSUS TRACT: 11 TRAFFIC ZONE: 41

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: File # 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 F
Applicant Signature

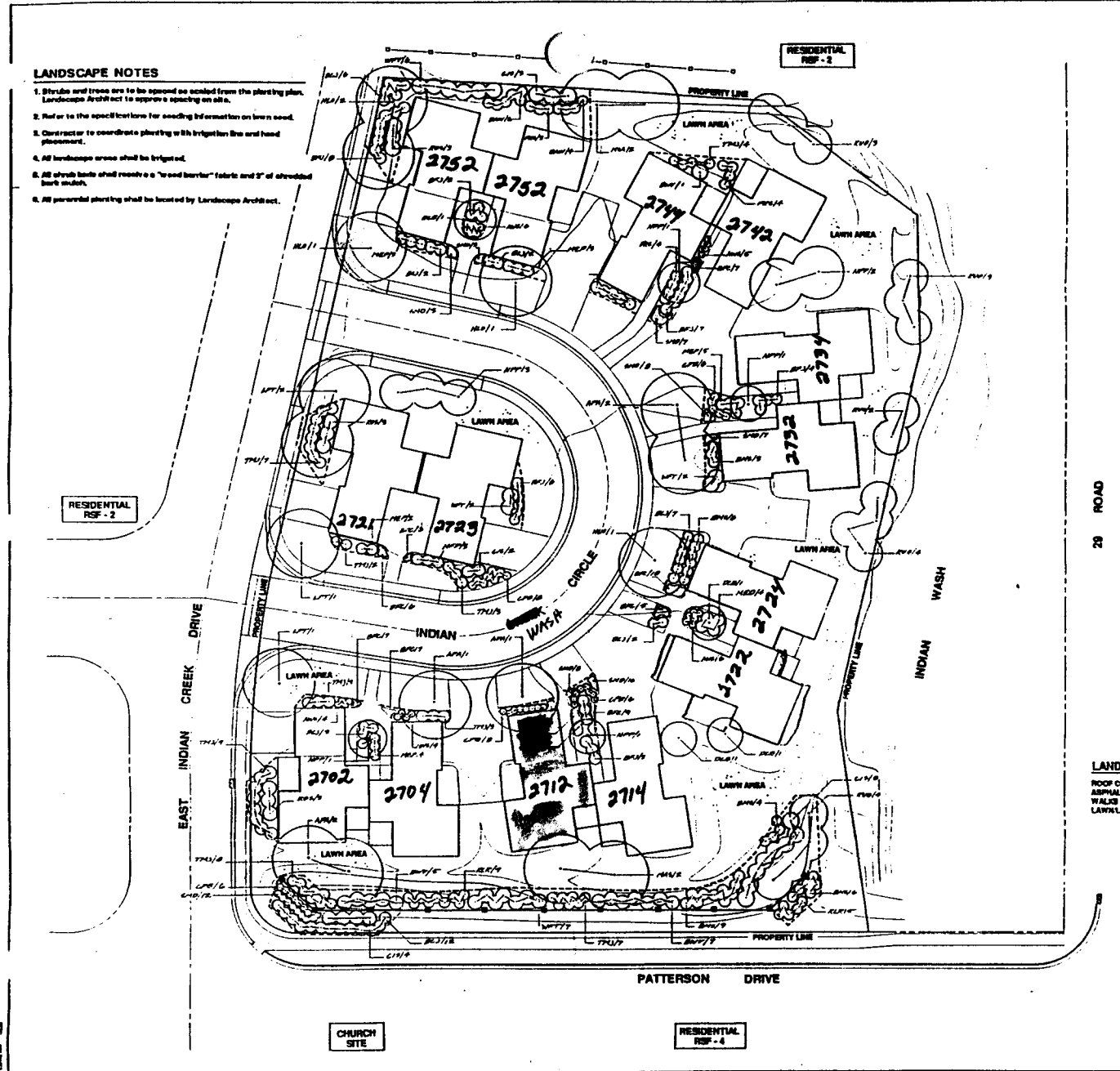
11/2/02
Date Approved

11/2/02
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 specification 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 "wood barrier" fabric and 2" of shredded bark mulch.
6. All perennial planting shall be located by Landscape Architect.



ACCEPTED 10-8-1972
 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.