

DATE SUBMITTED: 11/2/02

PERMIT NO. 43507 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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BLDG ADDRESS 2712^{1/2} 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 GEOLOGIC 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

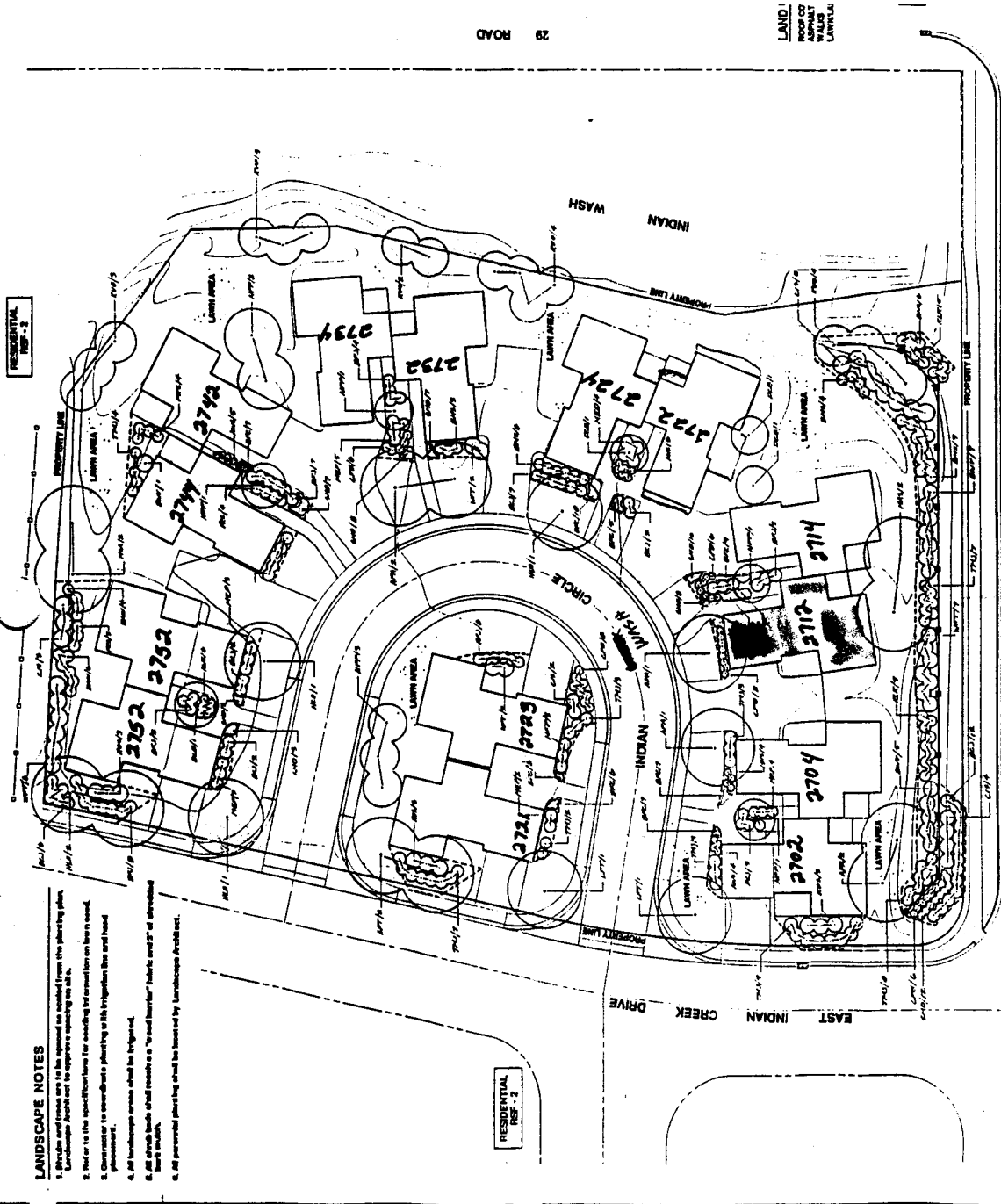
11/2/02
Date Approved

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. All trees and shrubs are to be removed and replaced with the planting plan.
2. Landscaping should not be approved until approved by the City Engineer.
3. Refer to the special conditions for seeding for information on how to seed.
4. Consideration to be made in planting to the irrigation line and hard pavement.
5. All landscape areas shall be irrigated.
6. All shrubs shall be removed or "wood burner" plants and 2" or 4" diameter trees shall be removed.
7. All permanent planting shall be done by Landscape Architect.



29 ROAD

LAND
ROOF OR
APPROVAL
MAY BE
CARRIED

ACCEPTED 12/28/97
AND CHANGE OF SETBACKS AND SETBACKS
APPROVED BY THE CITY ENGINEER
LEFT. IT IS THE RESPONSIBILITY OF THE
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

RESIDENTIAL
RSP-2

RESIDENTIAL
RSP-2

RESIDENTIAL
RSP-2

CHURCH
SITE