

DATE SUBMITTED: Aug 11, 92

PERMIT NO. 42604 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

* ②

BLDG ADDRESS 2722 + 2724 Indian Wash SQ. FT. OF BLDG: _____

SUBDIVISION Indian Wash Sub SQ. FT. OF LOT: _____

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

TAX SCHEDULE # 2943-06-14-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Ferran Const. USE OF EXISTING BUILDINGS: _____

ADDRESS Box 1707 Hummer Colo Residential

TELEPHONE: _____ DESCRIPTION OF WORK AND INTENDED USE: _____

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

FOR OFFICE USE ONLY

ZONE FR FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: 10 TRAFFIC ZONE: 22

MAXIMUM HEIGHT As per plan 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

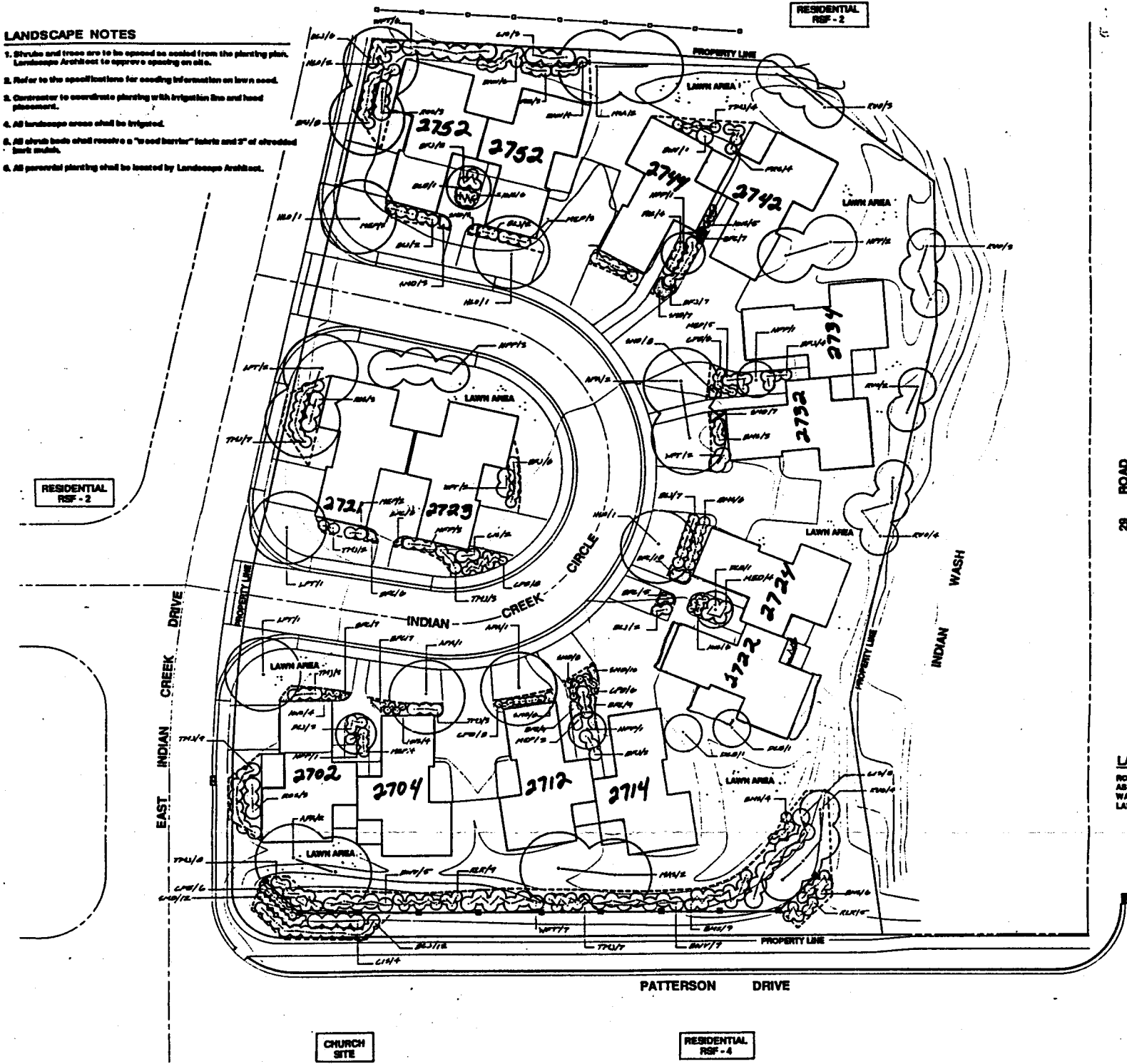
[Signature]
Applicant Signature
8-11-92
Date

Aug 11, 92
Date Approved

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 "wood barrier" fabric and 5" of shredded bark mulch.
6. All parental planting shall be located by Landscape Architect.



ACCEPTED 4/0 2-11-92
 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.