

DATE SUBMITTED: 6/9/92

PERMIT NO. 42030
FEE \$ \$10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$ ②

BLDG ADDRESS 2732 + 2734 Indian Wash Court SQ. FT. OF BLDG: 2500

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

FILING # 1 BLK # 1 LOT # 1 NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2943-064-13-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Indian Wash Joint Venture USE OF EXISTING BUILDINGS: _____

ADDRESS Box 535 Gunnison Co 81230 DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 641 3895 Duplex Patio Home

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

FOR OFFICE USE ONLY

ZONE PE FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT / REAR / NA Condo GEOLOGIC HAZARD: YES _____ NO X

CENSUS TRACT: 10 TRAFFIC ZONE: 22

MAXIMUM HEIGHT _____ 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.

Kristen L. Adrebeck
Department Approval

[Signature]
Applicant Signature

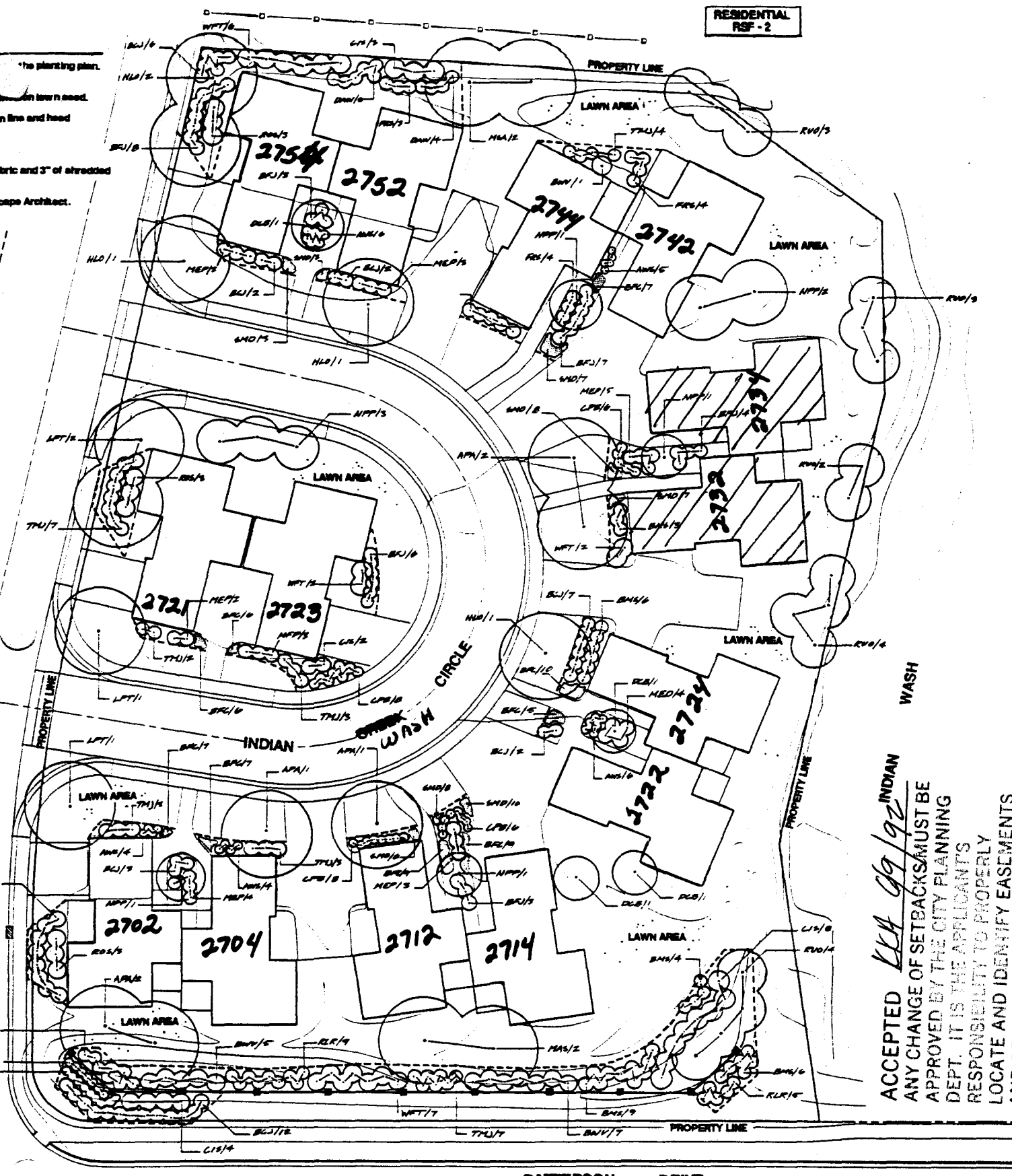
Date Approved

6-10-92
Date

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

RESIDENTIAL
RSF - 2

...the planting plan.
...on a
...on lawn need.
...line and head
...fabric and 3" of shaded
Landscape Architect.



ACCEPTED *LLA 09/92* INDIAN
 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.

CHURCH
SITE

RESIDENTIAL
RSF - 4

PATTERSON DRIVE