

DATE SUBMITTED: 3/5/92

PERMIT NO. 41156

FEE \$ _____

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2742 9 2744 Indian Wash Circle SQ. FT. OF BLDG: 3000

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 Feneen Const USE OF EXISTING BUILDINGS: _____

ADDRESS Box 1707 Cimarron Co 81230

TELEPHONE: 641 0043 DESCRIPTION OF WORK AND INTENDED USE: Attached Duplex

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

FOR OFFICE USE ONLY

ZONE <u>PR</u>	FLOODPLAIN: YES _____ NO <u>/</u>
SETBACKS: FRONT _____	GEOLOGIC HAZARD: YES _____ NO _____
SIDE _____ REAR <u>PLAN</u>	CENSUS TRACT: <u>10</u> TRAFFIC ZONE: <u>22</u>
MAXIMUM HEIGHT _____	PARKING REQ'MT <u>4</u>
LANDSCAPING / SCREENING REQUIRED: <u>AS PER PLAN</u>	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.

Karl M. Wagner
 Department Approval
3/5/92
 Date Approved

[Signature]
 Applicant Signature

 Date

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