

DATE SUBMITTED: July 22, 92

PERMIT NO. _____ ✓

FEE \$ ~~250~~ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 421 Pleasant Hollow Ct. SQ. FT. OF BLDG: 1200 sq ft.

SUBDIVISION Ridges SQ. FT. OF LOT: 17.5' x 100' x 52' x 90.58'

FILING # 6 BLK # 29 LOT # 11A NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 29 45-174-33-045 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Laura J. Mettauer ✓ USE OF EXISTING BUILDINGS: Residence

ADDRESS 421 Pleasant Hollow Ct.

TELEPHONE: 245-3361 DESCRIPTION OF WORK AND INTENDED USE: Interior Bedroom and bath.

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

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: 1A TRAFFIC ZONE: al

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED _____ SPECIAL CONDITIONS: _____

Interior Remodel NO change in use

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

Laura J. Mettauer
Applicant Signature

7-24-92
Date Approved

Date

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