

DATE SUBMITTED: 8-6

PERMIT NO. 42559

FEE \$ 4000 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 422 1/2 PROSPECTORS PT. SQ. FT. OF BLDG: 1535

SUBDIVISION COLUMBINE VILLAGE SQ. FT. OF LOT: 2000

FILING # _____ BLK # _____ LOT # 11 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-176-29-149 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER FREESTYLE USE OF EXISTING BUILDINGS: _____

ADDRESS 121 CHIPOTA DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 743-0929 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 PUD

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 10

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3 REAR 10

CENSUS TRACT: 14 TRAFFIC ZONE: 90

MAXIMUM HEIGHT 25

PARKING REQ'MT NONE

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

NONE

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.

Christina M... [Signature]

Department Approval

8-6-92

Date Approved

[Signature]

Applicant Signature

8-6-92

Date

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