

DATE SUBMITTED: 5-21-93
8/3/93

PERMIT NO. 4090

FEE \$ 102

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1928 GRAND AVENUE

SQ. FT. OF BLDG: Approx 2000 #

SUBDIVISION PARKLAND UNITS A & B

SQ. FT. OF LOT: 7800

FILING # _____ BLK # 1 LOT # 18

NO. OF FAMILY UNITS: 2

TAX SCHEDULE # 2945-131-18-021

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER SUPERIOR CONTRACTING

USE OF EXISTING BUILDINGS: NA.

ADDRESS Box 2732

DESCRIPTION OF WORK AND INTENDED USE: NEW DUPLEX (SPEC.)

TELEPHONE: 245-2395

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

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: 7 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 36'

PARKING REQ'MT 4 onsite

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

A minimum of 20% of the gross land area

An approved Landscaping plan is required for a minimum of 1560 sq. ft. of Landscaping

*** CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 1560 sq. ft. of Landscaping (AS APPROVED) IS INSTALLED. ***
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.

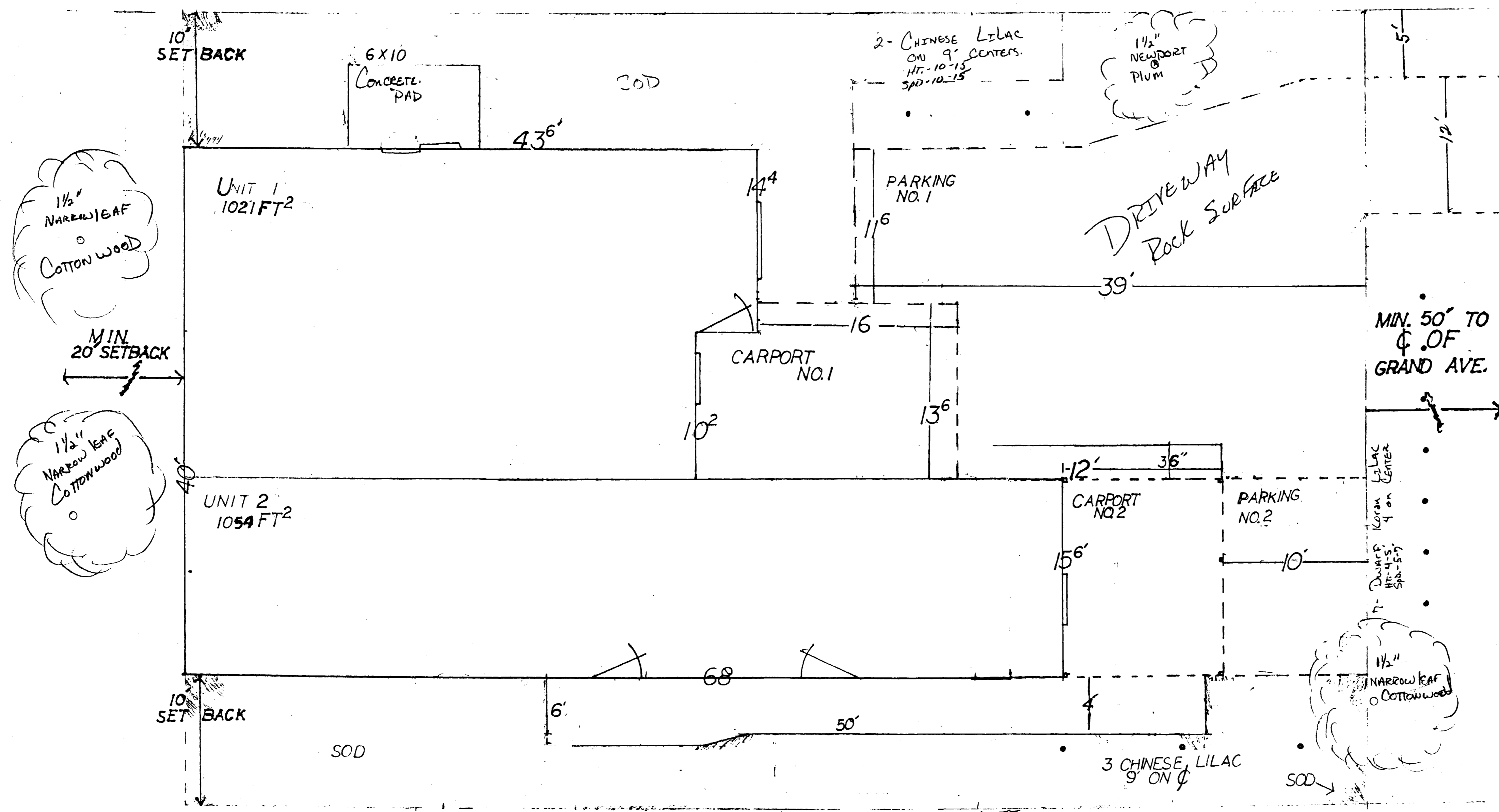
[Signature]
Department Approval

[Signature]
Applicant Signature

8-3-93
Date Approved

5-20-93
Date

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



PARKLAND SUB
 E-18
 2945-131-18-021

← NORTH

LOT 7800 57 FT.
 39 FT.
 39 FT. ± 15%
 ± 5%
 47 39 FT. ± 10%

SUPERIOR CONTRACTING Inc.
 245-2395
 1" = 5'

APPROVED BY [Signature] 8-3-23
 PLANNING DEPARTMENT