

DATE SUBMITTED: 9/22/93

PERMIT NO. 45733

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2843 GRAND CASCADE CT SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION The Falls SQ. FT. OF LOT: \_\_\_\_\_

FILING # 1 BLK # 1 LOT # 9 NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2943-072-16-033 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Edward L & Judith A Hunt USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2843 GRAND CASCADE CT

TELEPHONE: 241-1312 DESCRIPTION OF WORK AND INTENDED USE: Add ON Storage

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

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**FOR OFFICE USE ONLY**

ZONE PR FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 0' REAR 0' CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT 32 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS:

N/A \_\_\_\_\_

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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.

Kathy M. [Signature]  
Department Approval

9/22/93  
Date Approved

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

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

ACCEPTED 7/22/93 *lcr*  
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.

