

DATE SUBMITTED: Oct. 22, 1985

PERMIT # 24254

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 258¹/₂ 27¹/₂ Rd.

SQ. FT. OF BLDG: 416 sq. Ft. (addition)

SUBDIVISION: Cox

SQ. FT. OF LOT: 10,890 sq. Ft.

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-251-02-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
House + shed

PROPERTY OWNER: Phillip + Rene' Thompson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 258¹/₂ 27¹/₂ Rd. Gr. Jct.

Dwelling Unit, shed

PHONE: 241-7292

DESCRIPTION OF WORK AND INTENDED USE:
Room addition/Living space

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF 8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 75 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

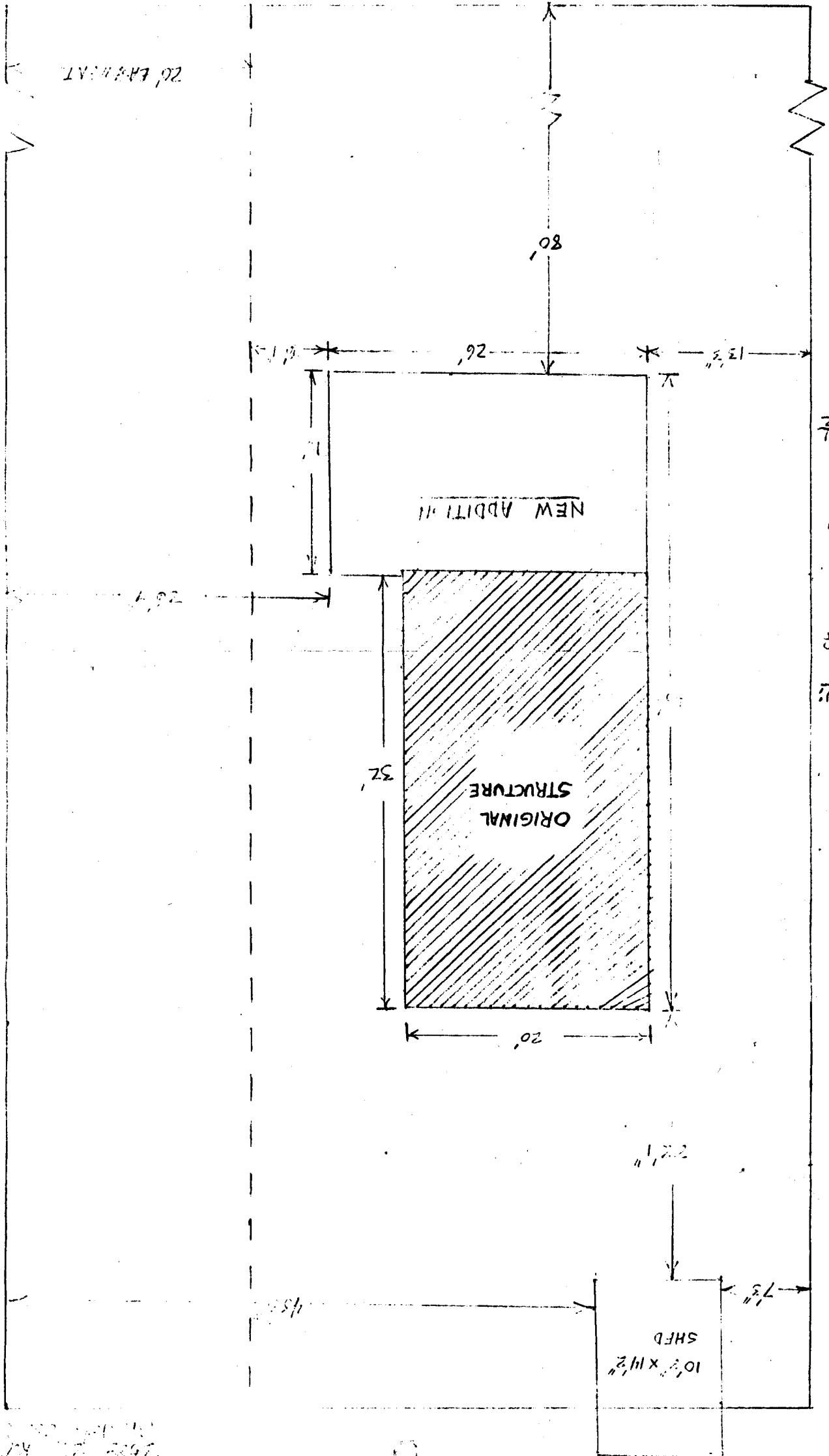
DATE APPROVED: 10/22/85

APPROVED BY: Kathy Postner

Phillip Thompson
SIGNATURE

27 1/2 ROAD

26' EASEMENT



Address: 582 27 1/2 ROAD
 Subdivision: Cox's
 Part of lot the north
 65 Feet of the west
 DESCRIPTION:
 LOT

SCALE: 1" = 8'



2025-01-14 10:00 AM