

DATE SUBMITTED: Nov. 6, 1985

PERMIT # 24625

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 544 28 1/2 Rd.

SQ. FT. OF BLDG: 952

SUBDIVISION: Cottonwood Meadows

SQ. FT. OF LOT: 4000

FILING # _____ BLK # 7 LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-074-17-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: 1st National Bank N.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 544 28 1/2 Rd.

to be removed

PHONE: 243-4100

DESCRIPTION OF WORK AND INTENDED USE:

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

Personal Residence

FOR OFFICE USE ONLY

ZONE: RSF 8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5 R 12

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: Replacing 10' x 12' Trailer

TRAFFIC ZONE: 30

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.

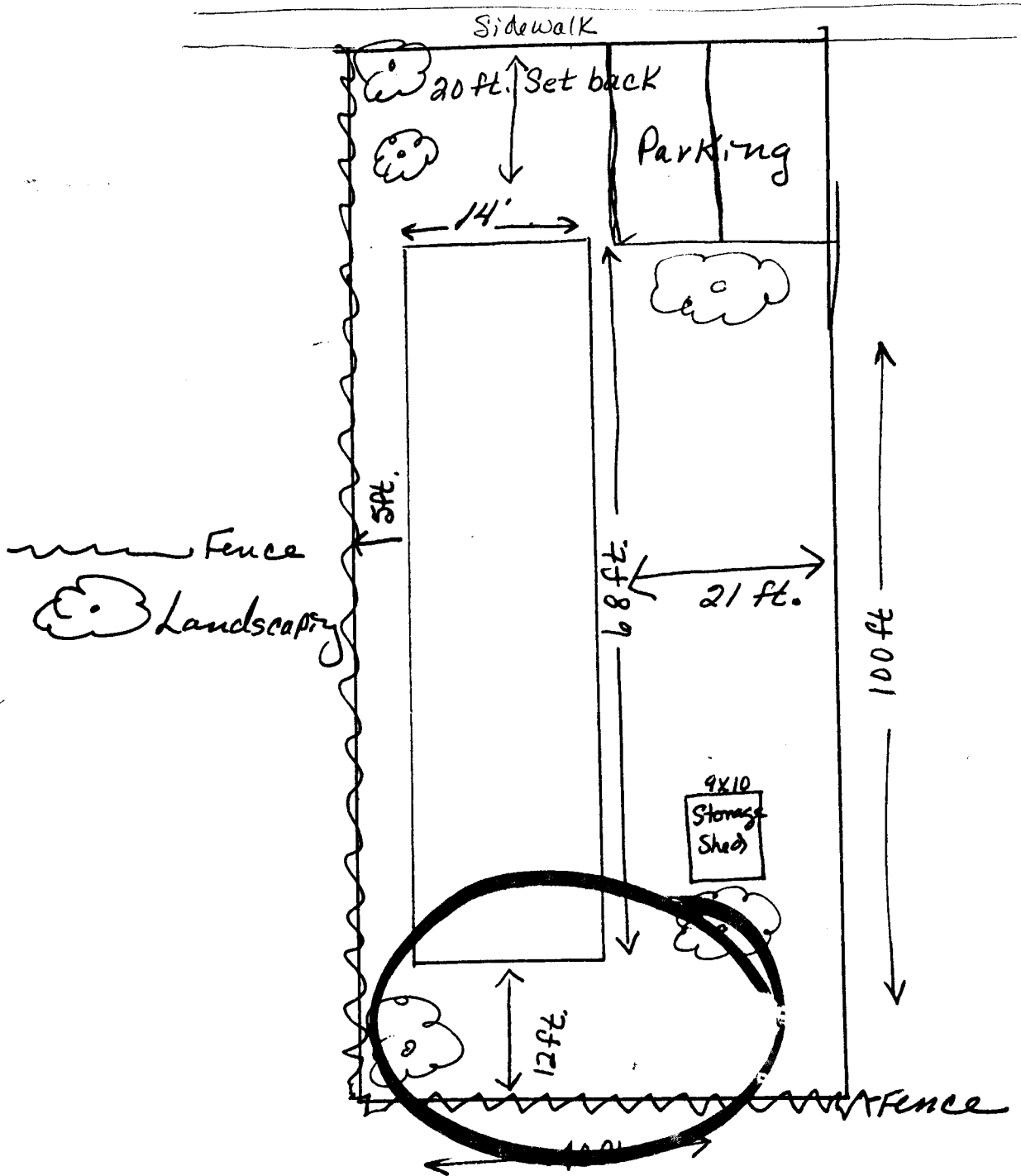
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/7/85

APPROVED BY: [Signature]

[Signature]
SIGNATURE

28 1/2 Rd.



544 28 1/2 Rd.
Cottonwood Meadows
Lot 75 BIK #7