

DATE SUBMITTED: 11-4-85

PERMIT # 24339  
FEE \$300

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 546 1/2 28 1/2 Road

SQ. FT. OF BLDG: 14' X 68'

SUBDIVISION: Cottonwood Meadows

SQ. FT. OF LOT: 100' X 40'

FILING # 1<sup>st</sup> Add BLK # 7 LOT # 12

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943-074-17-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1 Storage Shed

PROPERTY OWNER: Dale & Johnston

USE OF ALL EXISTING BUILDINGS:  
Residential

ADDRESS: 546 1/2 28 1/2 Rd.

PHONE: 241-8519

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

DESCRIPTION OF WORK AND INTENDED USE:  
\_\_\_\_\_

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE: ~~RMF~~ RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: Additional Subdivision

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: (utilize existing pad)

SPECIAL CONDITIONS: Previous mobile 16' X 75' w/ Tongue - this mobile improvement to setback requirements

\*\*\*\*\*

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: 11-24-85

APPROVED BY: [Signature]

Dale & Johnston  
SIGNATURE