

DATE SUBMITTED: 7-18-85

PERMIT # 24084

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

STREET ADDRESS: 537-29 R.I.

SQ. FT. OF BLDG: 748

DIVISION: CANNON Sub

SQ. FT. OF LOT: 17,820

BLK # LOT #

NUMBER OF FAMILY UNITS: 1

SCHEDULE NUMBER:
1943-074-03-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Robert A. Hoyt

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 537-29 R.I.

PHONE: 824-3604

DESCRIPTION OF WORK AND INTENDED USE:
Add basement under house

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

REMARKS: RSFS

FLOODPLAIN: YES NO X

BACKS: F 75 S 5 1/2 R 15

GEOLOGIC HAZARD: YES NO X

MINIMUM HEIGHT:

CENSUS TRACT #: 6

MINIMUM SPACES REQ'D:

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS:

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

LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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

APPROVED: 9/18/85

[Signature]
SIGNATURE

APPROVED BY: [Signature]