

DATE SUBMITTED: May 13, 1985

PERMIT # 23251

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 250 Book

SQ. FT. OF BLDG: 2400

SUBDIVISION: _____

SQ. FT. OF LOT: 110x112 = 12,320 Φ

FILING # NA BLK # NA LOT # NA

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-00-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: E A Piersall

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 250 Bookcliff

PHONE: 242-7962

DESCRIPTION OF WORK AND INTENDED USE:
Add 3' to North side of Screened Porch

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-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 5 R 25

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: #4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: #25

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: None

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.)

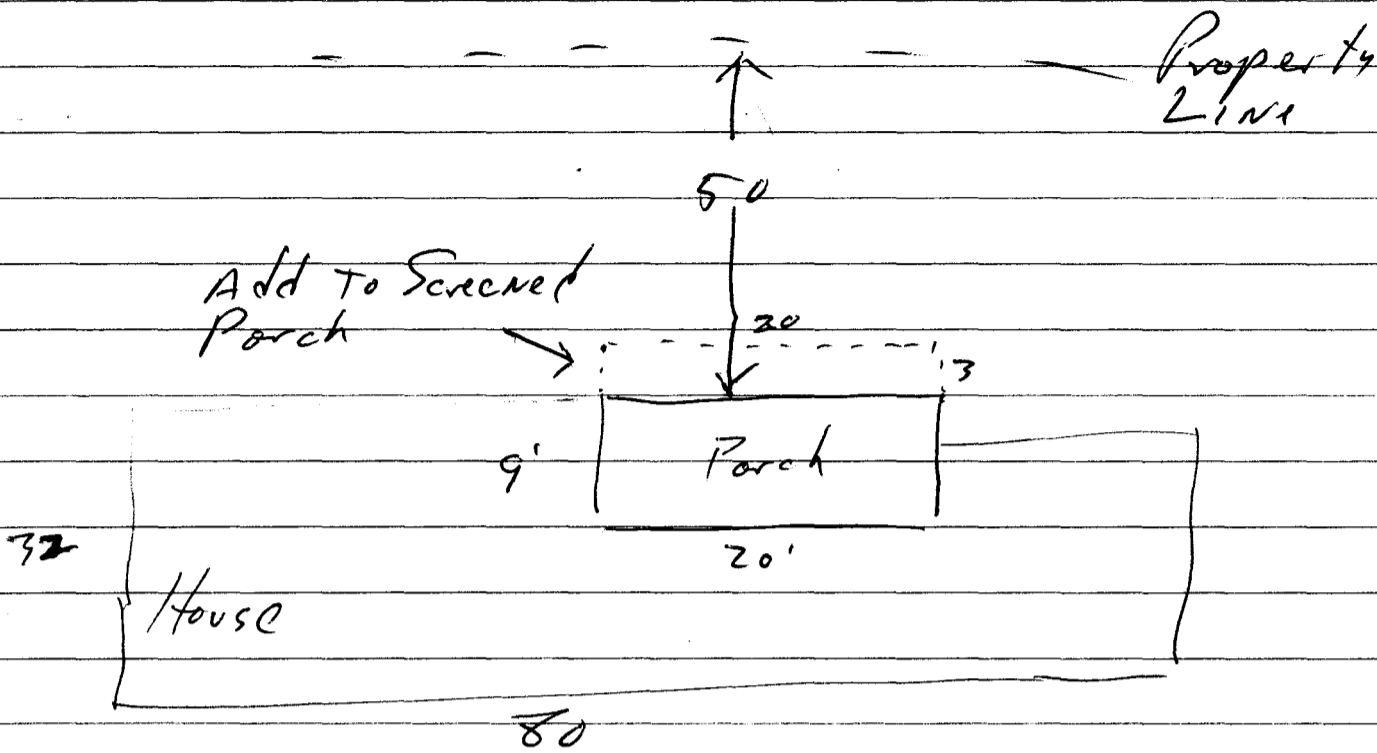
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 5/13/85

APPROVED BY: Mike Sathel

E A Piersall
SIGNATURE



Piersall, E.A.
250 Booklet