

DATE SUBMITTED: 8/2/85

PERMIT # 23779

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1921 College Place

SQ. FT. OF BLDG: 154

SUBDIVISION: Montana Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 18

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945.111-11-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Paul R Baker

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1921 College Place

Dwelling & Storage

PHONE: 243-0434

DESCRIPTION OF WORK AND INTENDED USE:

Steel for Storage

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 50 S 3ft R 3ft

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 5

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: N/A

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.)

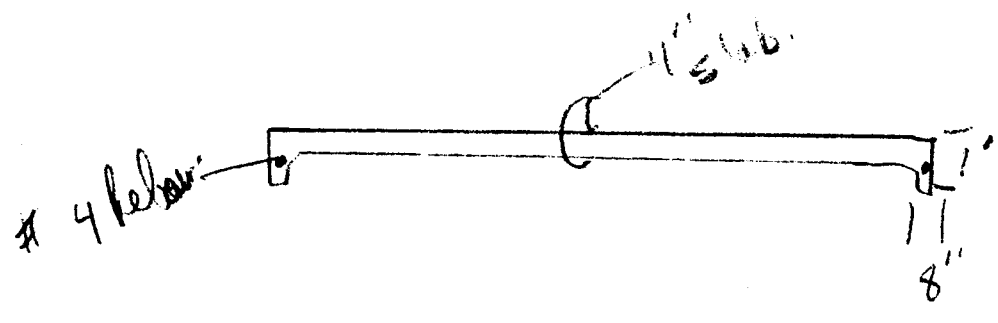
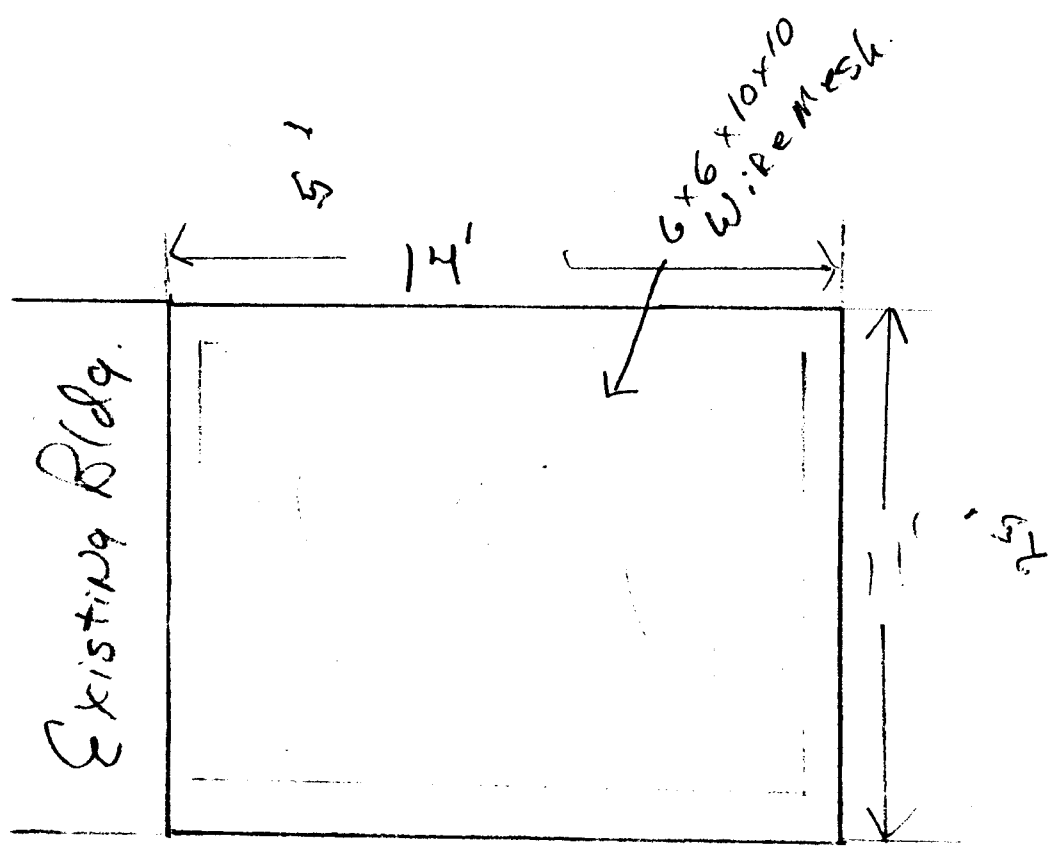
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 8/2/85

Paul R Baker
SIGNATURE

APPROVED BY: _____



CONC.
3,000 P.S.I.

Storage Shed Slab.
for Paul Baker.
1921 College Place
G. J. Co.