

DATE SUBMITTED: 6/26/85

PERMIT # 23833

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1732 Escalante

SQ. FT. OF BLDG: 840

SUBDIVISION: Mesa Heights

SQ. FT. OF LOT: 9280

FILING # _____ BLK # 11 LOT # 25-26

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-233-95-004

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Robert D. Drury

USE OF ALL EXISTING BUILDINGS:
Justing Unit # GARAGE

ADDRESS: 1732 ESCALANTE

PHONE: 2-8137

DESCRIPTION OF WORK AND INTENDED USE:
Front Porch

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

FOR OFFICE USE ONLY

ZONE: RMF 11c

FLOODPLAIN: YES _____ NO X

SETBACKS: F 5045 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 8

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 44

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: 6/26/85

APPROVED BY: Kathy Portman (36)

Robert D. Drury
SIGNATURE

