

DATE SUBMITTED: 8/13/85

PERMIT # 23820

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1225 Hooster

SQ. FT. OF BLDG: _____

SUBDIVISION: McMullin Cormley

SQ. FT. OF LOT: _____

FILING # _____ BLK # 3 LOT # 45-6

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-114-22-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: RAY H. NIERMAN

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: ABOVE

Res

PHONE: 243-7370

DESCRIPTION OF WORK AND INTENDED USE:
New Covered Patio

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: RSF5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5/8 R 25

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 5

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Will be over 30' from Rear & sides

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: 8/13/85

APPROVED BY: [Signature]

Ray H. Nierman
SIGNATURE