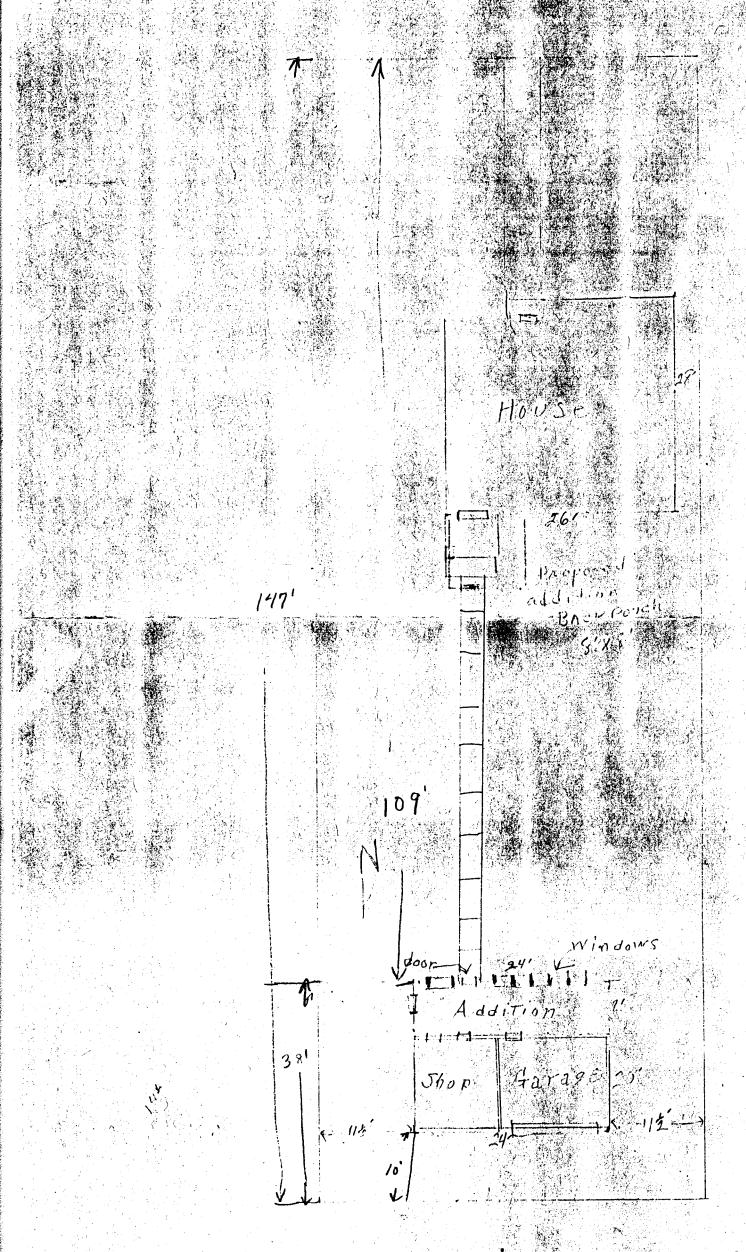
DATE SUBMITTED: Jun 26 1985

5.00

PLANNING CLEARANCE GRAND JUNCTION PLANNING DEPARTMENT

GRAND JUNCTION PLANNING DEPARTMENT	
BLDG ADDRESS: 850 Texas	SQ. FT. OF BLDG: 64
SUBDIVISION: Nelms	SQ. FT. OF LOT: 6768
FILING # BLK # LOT #	NUMBER OF FAMILY UNITS:
TAX SCHEDULE NUMBER:	NUMBER OF BUILDINGS ON PARCEL
2945-114-11-008	BEFORE THIS PLANNED CONSTRUCTION:
PROPERTY OWNER: Watter H Katzer	
ADDRESS: 2025 N. 9th	USE OF ALL EXISTING BUILDINGS:
PHONE: 341-8670	_ dwelling unit/garage
DESCRIPTION OF WORK AND INTENDED USE:	SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY
e closed back porch	LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE	ONLY
zone: <u>ASF</u> 8	floodplain: Yes no $\stackrel{\textstyle \chi}{}$
	GEOLOGIC HAZARD: YES NO
MAXIMIM HEIGHT: 1//4	CENSUS TRACT #: 5
PARKING SPACES REO'D: 1//H	TRAFFIC ZONE: 33
LANDSCAPING/SCREENING: 1/1/4	SPECIAL CONDITIONS:
,	DIBETAL CONDITIONS.
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS 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 RESUL IN LEGAL ACTION.	
DATE APPROVED: 6/26/85	Watter It Rotal
APPROVED BY: Kathy Portmer (BG)	SIGNATURE



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