

DATE SUBMITTED: Jun 26 1985

PERMIT # 23542

FEE 5.00

PLANNING CLEARANCE

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: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-114-11-008

2

PROPERTY OWNER: Walter H Katzer

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2025 N. 9th

dwelling unit/garage

PHONE: 241-8670

DESCRIPTION OF WORK AND INTENDED USE:

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

enclosed back porch

FOR OFFICE USE ONLY

ZONE: R5F 8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 5

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 33

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 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: 6/26/85

APPROVED BY: Kathy Putman (BG)

Walter H. Katzer
SIGNATURE

