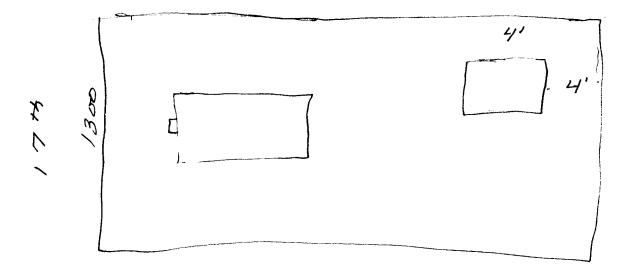
	÷	12/26/86
DATE	SUBMITTED:	126/86

PERMIT #	126657
FEE	500

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PLANNING CLEARANCE GRAND JUNCTION PLANNING DEPARTMENT				
BLDG ADDRESS: 1300 N.17th ST	SQ. FT. OF BLDG:			
SUBDIVISION: ELMWOOD Plaza	SQ. FT. OF LOT:			
FILING # BLK # 4 LOT # 16	NUMBER OF FAMILY UNITS:			
TAX SCHEDULE NUMBER:	NUMBER OF BUILDINGS ON PARCEL			
2945-123-26-024	BEFORE THIS PLANNED CONSTRUCTION:			
PROPERTY OWNER: JUNE RIFFEL	USE OF ALL EXISTING BUILDINGS:			
ADDRESS: 1300 N.1774 5	Res			
PHONE: 342-3247				
DESCRIPTION OF WORK AND INTENDED USE:	SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LAND-			
Build GARAGE 24x26	SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.			

FOR OFFICE USE	CONLY			
ZONE: RSF 8	FLOODPLAIN: YES NO X			
SETBACKS: $f_{2v} = s_3 = R_3$	GEOLOGIC HAZARD: YES NO X			
MAXIMUM HEIGHT:	CENSUS TRACT #: 6			
PARKING SPACES REQ'D:	TRAFFIC ZONE: 3/			
LANDSCAPING/SCREENING:	SPECIAL 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. HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS PRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESUL IN LEGAL ACTION.				
DATE APPROVED: 12/26/86 APPROVED BY: SIGNATURE				
APPROVED BY:	SIGNATURE			

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