

DATE SUBMITTED: 9/22/86

PERMIT # 26209

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 585 25 1/2 RD Lot 254 SQ. FT. OF BLDG: 10' x 46'

SUBDIVISION: _____ SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 254 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-102-00-100 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Cletus Demel USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 585 25 1/2 RD

PHONE: 241-9068

DESCRIPTION OF WORK AND INTENDED USE: Home 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: PMH

FLOODPLAIN: YES _____ NO X

SETBACKS: F as per park reqs S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: placed on existing pad

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.

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: 9/22/86

Cletus Demel
SIGNATURE

APPROVED BY: Kathy Postma