

DATE SUBMITTED: 4/15/86

PERMIT # 25296

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1825 Cannell Ave

SQ. FT. OF BLDG: 750 1000[#] ADD on

SUBDIVISION: Mesa

SQ. FT. OF LOT: 78x91

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-114-08-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Sally & Dave Landis

ADDRESS: 1825 Cannell Ave

USE OF ALL EXISTING BUILDINGS:
Yes Residence

PHONE: 245 3536

DESCRIPTION OF WORK AND INTENDED USE:
ADD on room

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: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 5

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: _____

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

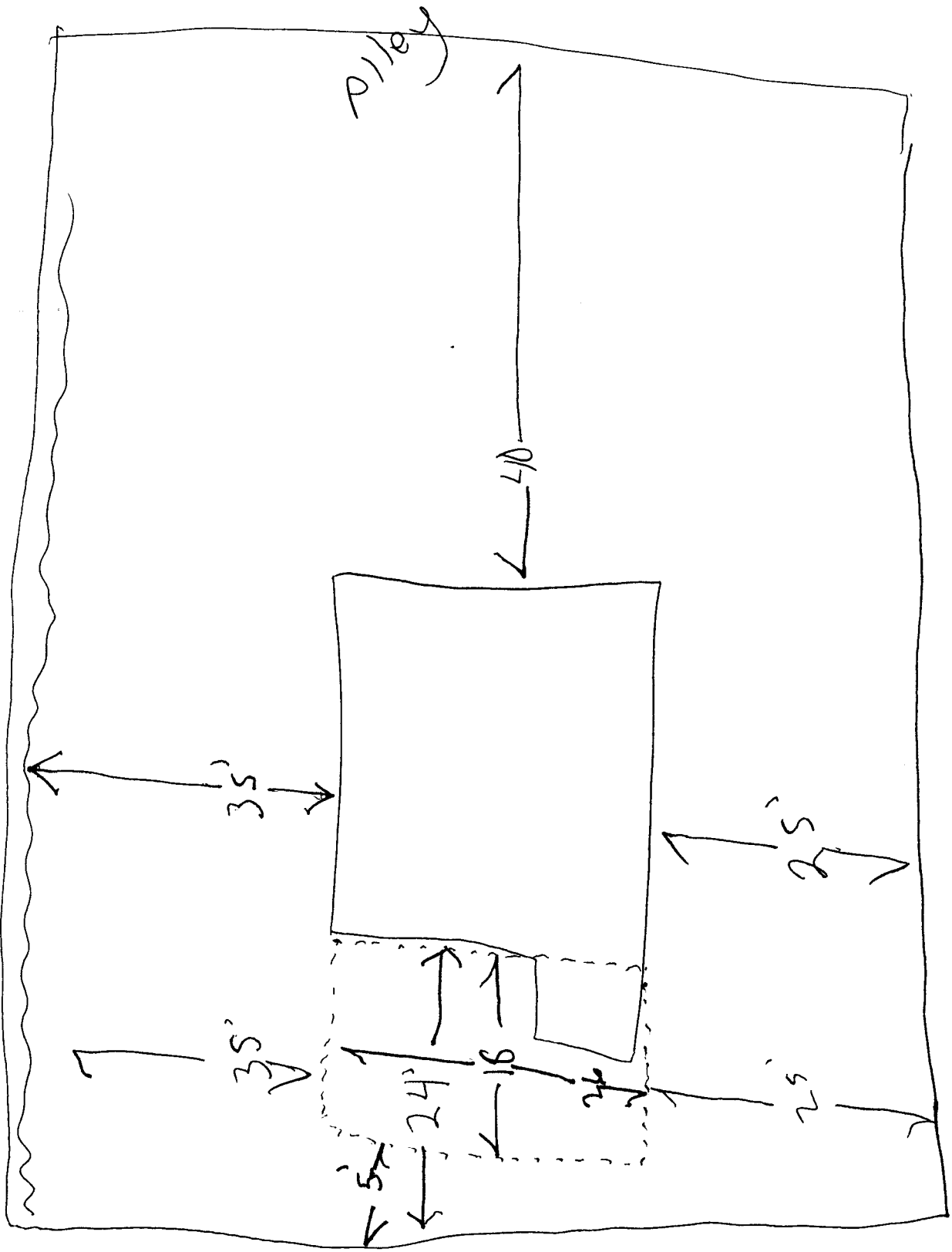
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/15/86

APPROVED BY: Sandra Wetzal

Dave Landis
SIGNATURE

Cannell St



47' x 35'

west