

DATE SUBMITTED: 11-17-86

PERMIT # 26599

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2541 Masa

SQ. FT. OF BLDG: 28 x 24

SUBDIVISION: East Elm Ave HTs

SQ. FT. OF LOT: 125 x 65

FILING #      BLK #      LOT #     

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-124-08-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
One

PROPERTY OWNER: Charles Miller

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 2541 Masa Ave.

PHONE: 243-7914

DESCRIPTION OF WORK AND INTENDED USE:

Adding storage bldg & patio.

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

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### FOR OFFICE USE ONLY

ZONE: RSP-8

FLOODPLAIN: YES      NO X

SETBACKS: F N/A S 5' R 10'

GEOLOGIC HAZARD: YES      NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS:     

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)

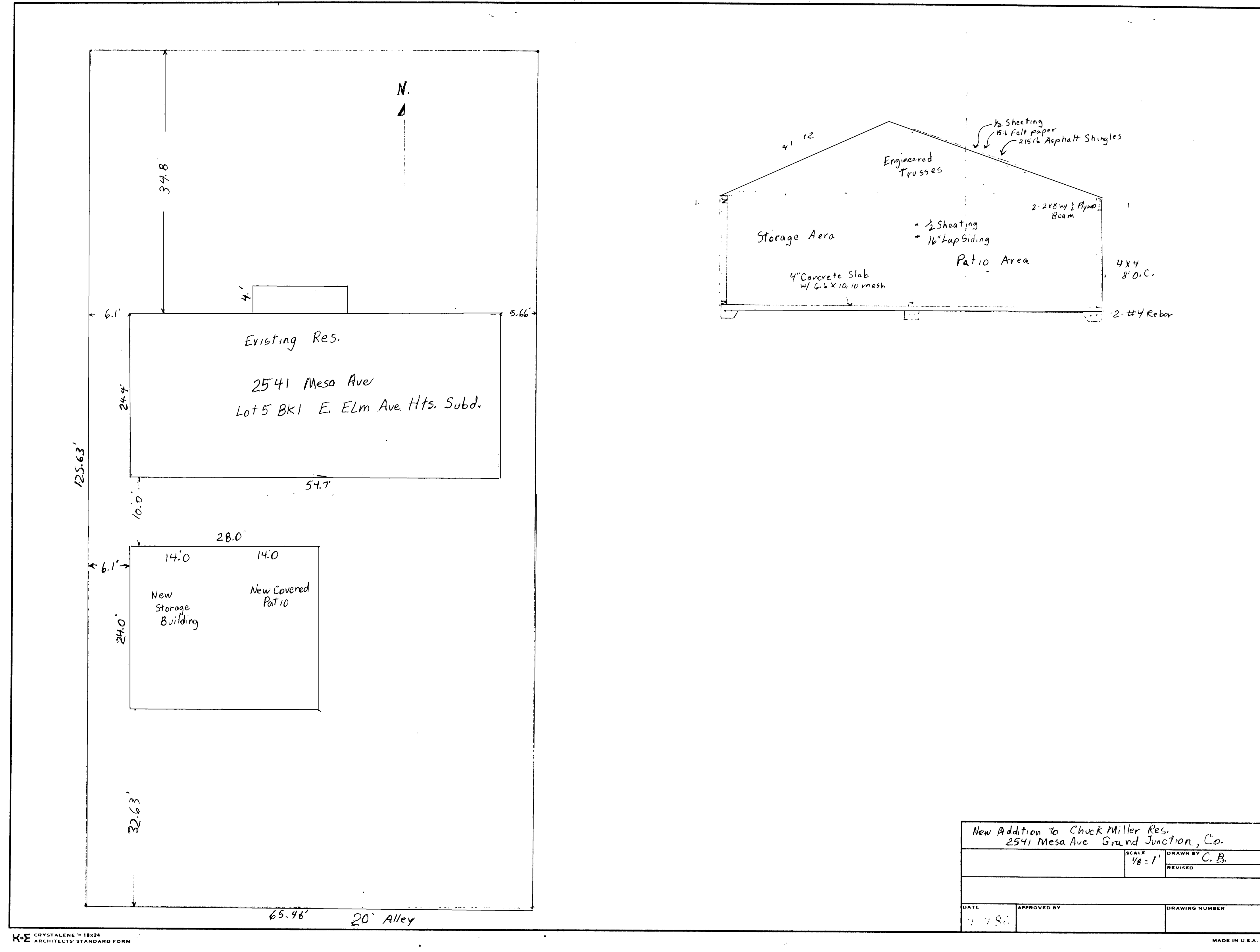
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 11/17/86

APPROVED BY: Linda A. Westzel

Charles Miller  
SIGNATURE



New Addition to Chief Miller Res.		Grand Junction, Co.	
2541 Mesa Ave		SCALE	DRAWN BY
		1/8" = 1'	C.B.
		REVISED	
DATE	APPROVED BY	DRAWING NUMBER	
1/91			