

DATE SUBMITTED: 11/18/86

PERMIT # 266 30

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 245 Park Dr.

SQ. FT. OF BLDG: _____

SUBDIVISION: Park Lane Sub.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 18-19

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-112+13-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: James Donella

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Above

Res

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Deck

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: _____

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5-5 R 25

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 25

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

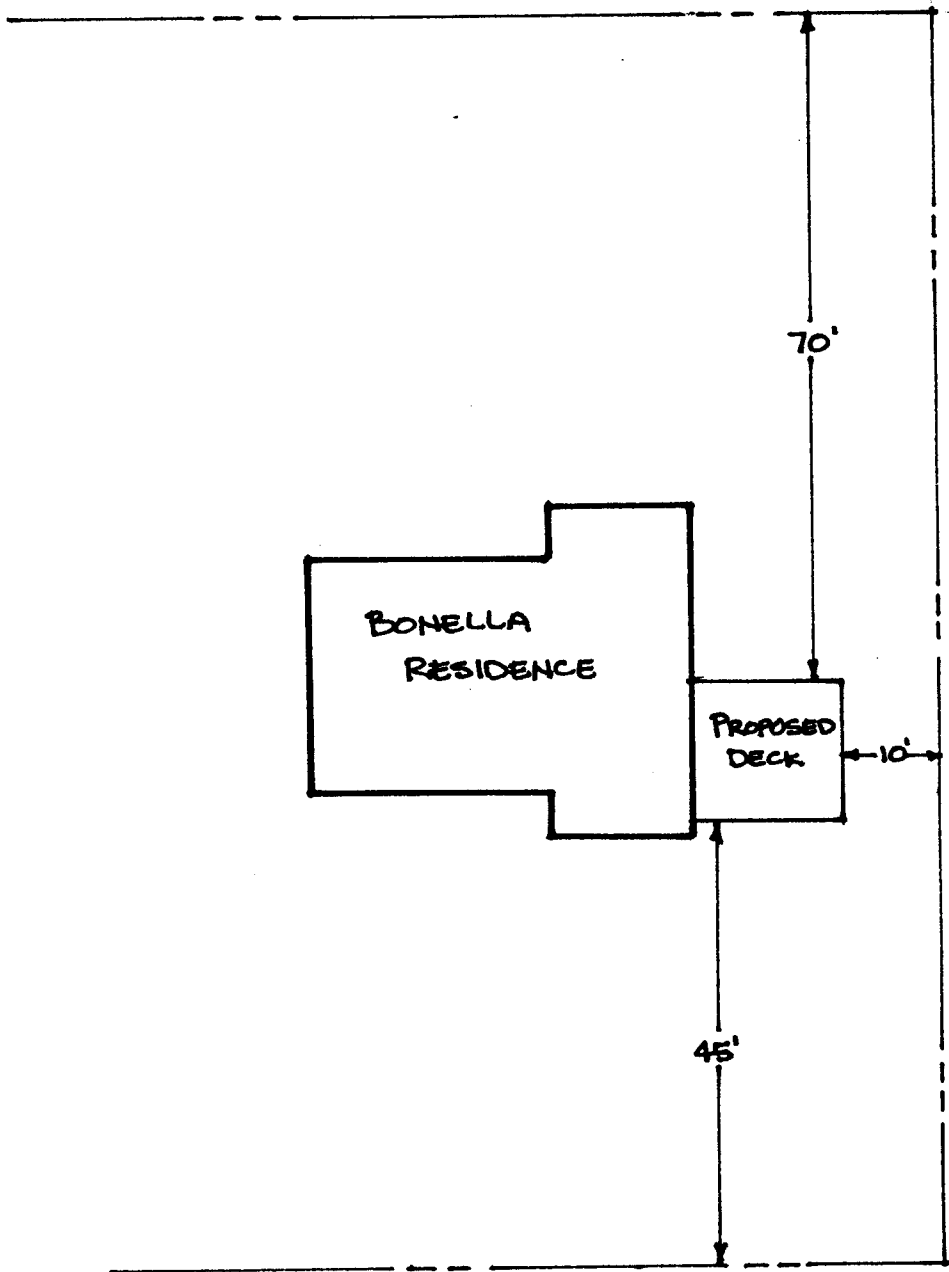
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/18/86

APPROVED BY: [Signature]

[Signature]
SIGNATURE

PLOT PLAN
245 PARK DRIVE
GR. JCT. CO



NORTH
SCALE: 1" = 20'