

DATE SUBMITTED: 11/10/86

PERMIT # 26691

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 550 Pineyale Ave.

SQ. FT. OF BLDG: 1650 #

SUBDIVISION: Bodechiff Park Sub

SQ. FT. OF LOT: 11,246 #

FILING # BLK # 6 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-00-009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Jack L & Denise Ludwig

House & carport

ADDRESS: 550 Pineyale

USE OF ALL EXISTING BUILDINGS:

PHONE: 2416118/2412282

Residential

DESCRIPTION OF WORK AND INTENDED USE:
Bedroom Addition

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-5

FLOODPLAIN: YES NO

SETBACKS: F 45 S 5 R 25

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: None

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.

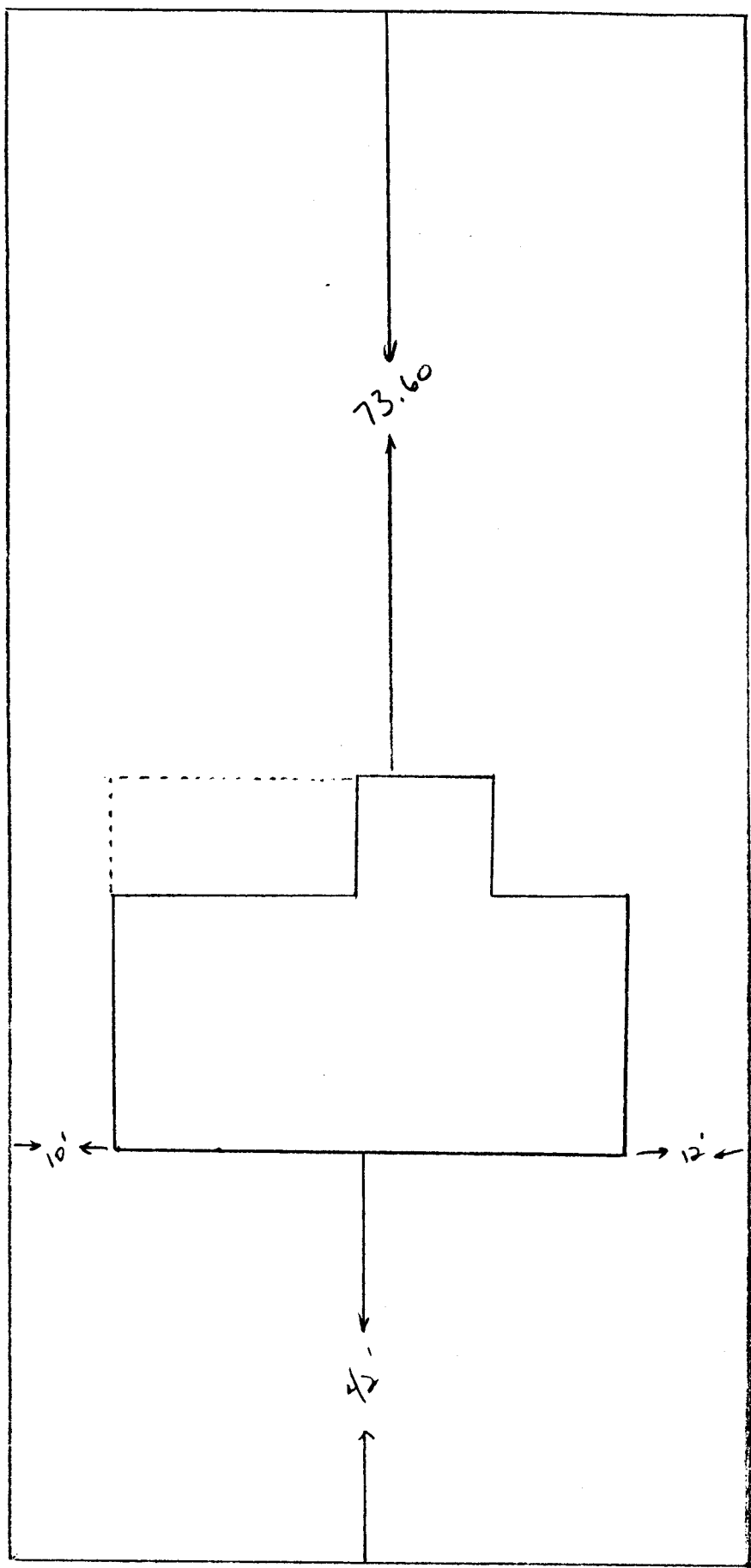
DATE APPROVED: 11/10/86

APPROVED BY: Karl Metzner

[Signature]
SIGNATURE

Jack & Denise Ludwig

Approx
dimensions.



2416118
2412282

73.22'

530 P. n. y. cal