

DATE SUBMITTED: Mar. 10, 1987

PERMIT # 27175

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2111 N. 26th ST.

SQ. FT. OF BLDG: ~~1900~~ 320

SUBDIVISION: KSL Sub.

SQ. FT. OF LOT: 6900

FILING # BLK # LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-11-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Wayne Pace

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2111 N-26th ST.

Residential

PHONE: 243-1912

DESCRIPTION OF WORK AND INTENDED USE:
detached garage

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

SETBACKS: F S 3' R 3'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D:

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: 10' rear easement

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 RESUL IN LEGAL ACTION.

DATE APPROVED: Mar 10, 1987

APPROVED BY: Ralph Metzger

Wayne R. Pace
SIGNATURE