

DATE SUBMITTED: 6/8/87

PERMIT # 27888

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 521 28 1/2 RD

SQ. FT. OF BLDG: 480 #

SUBDIVISION: Myers Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-073-07-603

DHE

PROPERTY OWNER: Fred Valdez

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 521 28 1/2 RD

home

PHONE: 242-6521

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

DESCRIPTION OF WORK AND INTENDED USE:

20x24 Foot GARAGE

FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 3' ^{near 1/2 of parcel} R 3'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 630

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: N/A

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.)

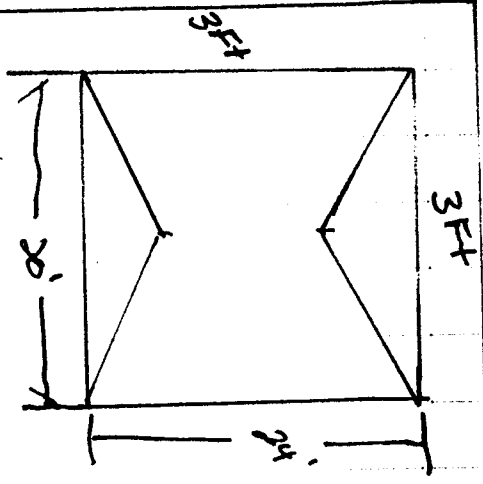
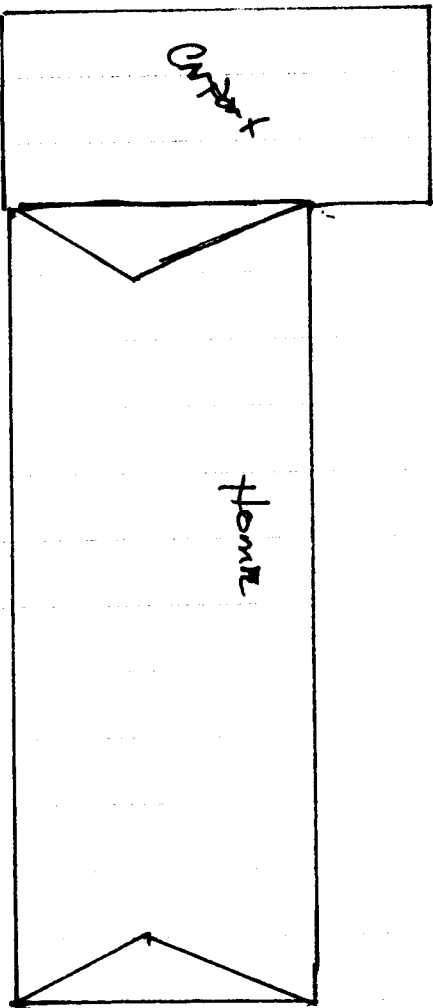
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6/8/87

APPROVED BY: Kathy Portner

[Signature]
SIGNATURE



28 1/2 Rd