

DATE SUBMITTED: MAR 4, 1987

PERMIT # 27152

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 670 East cliff Dr

SQ. FT. OF BLDG: 572

SUBDIVISION: Onan

SQ. FT. OF LOT: 16,000

FILING # \_\_\_\_\_ BLK # 4 LOT # 7

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-01204-0084

one

PROPERTY OWNER: Michael Petersen

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 670 East cliff Dr.

Residential

PHONE: 243-4185

DESCRIPTION OF WORK AND INTENDED USE:

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

Attached Garage

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### FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20 S ~~5~~ 7 R 30

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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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.

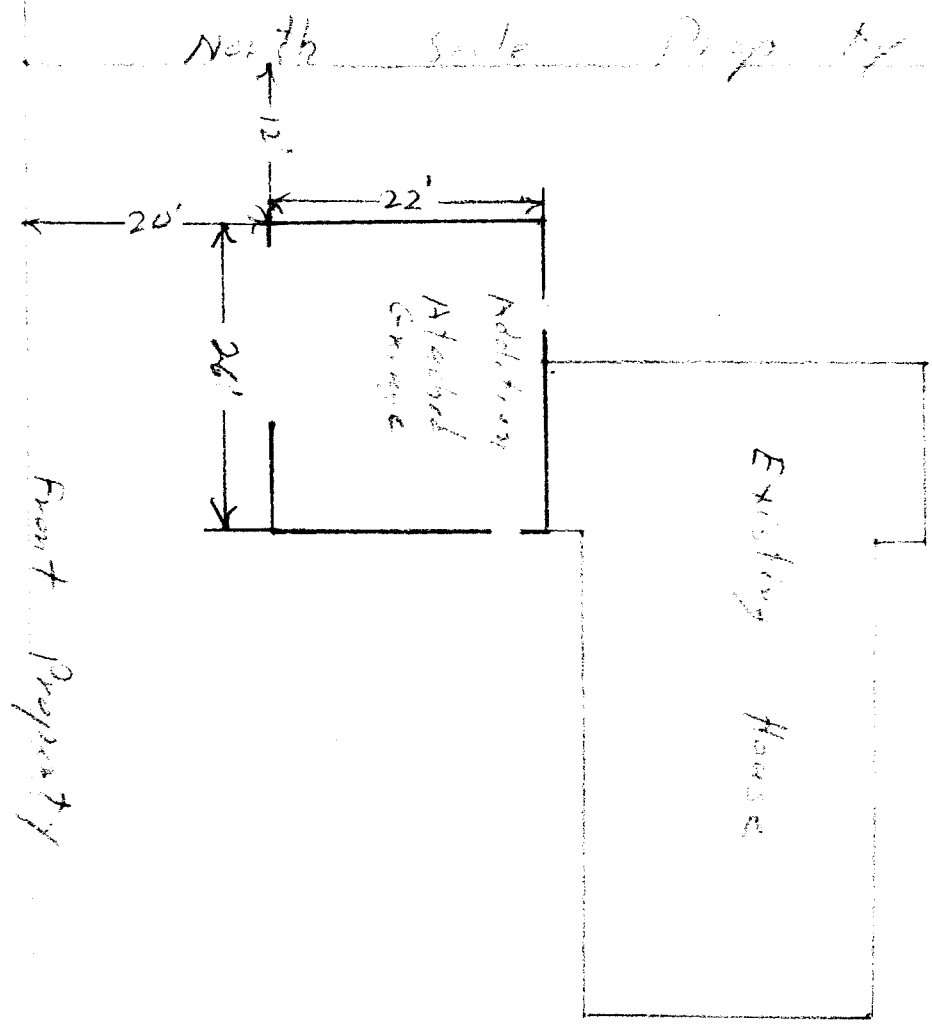
HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: MAR 4, 1987

APPROVED BY: Kurt H. Nelson

SIGNATURE

Peterson 670 East 1st St



Front Property

Street East 1st St