

DATE SUBMITTED: 11-19-87

PERMIT # 29261

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1003 Grand Av.

SQ. FT. OF BLDG: 2400

SUBDIVISION: GRAND Jct

SQ. FT. OF LOT: 60' x 150

FILING # \_\_\_\_\_ BLK # 87 LOT # 1,210 of 3

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-144-02-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
(2)

PROPERTY OWNER: MESA County

USE OF ALL EXISTING BUILDINGS:  
residential

ADDRESS: 8th + MAIN

PHONE: 244-1853

DESCRIPTION OF WORK AND INTENDED USE:  
Install Fire Escape

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

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**FOR OFFICE USE ONLY**  
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ZONE: Rmf 64

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

SETBACKS: F 454 S 10 R 20

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

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 2

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 41

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: none

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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: 11-19-87

APPROVED BY: M. Sobush

J. Bail  
SIGNATURE