

DATE SUBMITTED: 2-12-87

PERMIT # 28160

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 661 MAY 50 ST.

SQ. FT. OF BLDG: 600

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 3000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:  
2945-262-06-001

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: ROBERT BOYER

USE OF ALL EXISTING BUILDINGS:  
N/A

ADDRESS: 661 MAY 50

PHONE: NO

DESCRIPTION OF WORK AND INTENDED USE:  
\_\_\_\_\_

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

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### FOR OFFICE USE ONLY

ZONE: SMH

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: as per park

CENSUS TRACT #: 13

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 87

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

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: July 17, 1987

APPROVED BY: [Signature]

[Signature]  
SIGNATURE