

DATE SUBMITTED: 9/29/87

PERMIT # 28819

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 225 McFarland Ct SQ. FT. OF BLDG: 2300 sq ft

SUBDIVISION: McFarland Est. 1st Add. to SQ. FT. OF LOT: 6500 +

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 4 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-112-23-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Randy Cook USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 118 Anna Dr. None

PHONE: 434-3434

DESCRIPTION OF WORK AND INTENDED USE: New Residence 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

ZONE: R5F-5 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20' S 5 R 25 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 32' CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

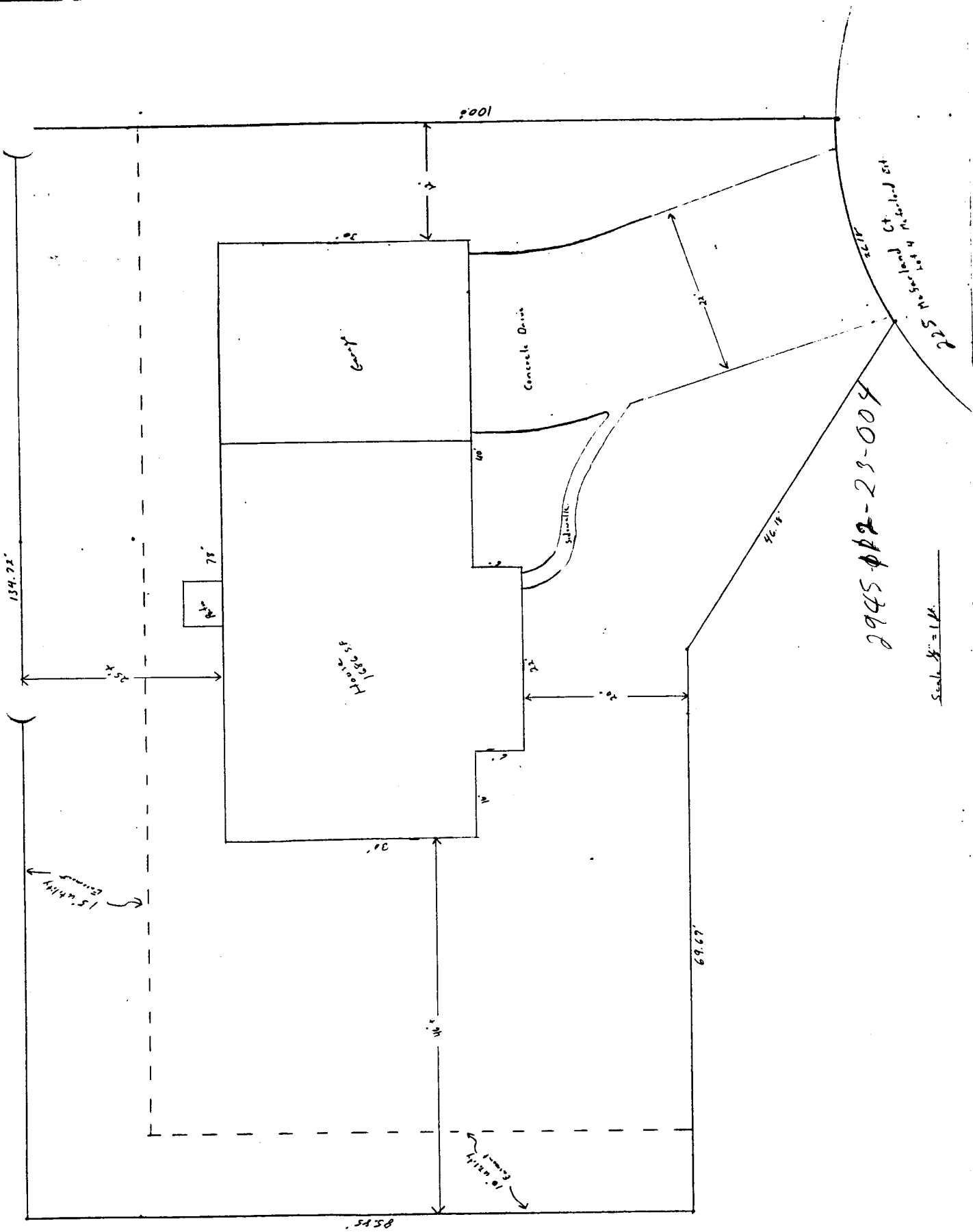
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/29/87

APPROVED BY: Kathy Portner

[Signature]  
SIGNATURE



2945 P12-23-004

Scale 1/4" = 1'-0"

1225 Newbernland Ct.  
Newbernland GA