

DATE SUBMITTED: 4/10/87

PERMIT # 27452

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 244 McFarland Ct.

SQ. FT. OF BLDG: 1700

SUBDIVISION: McFarland Estates

SQ. FT. OF LOT: 9800

FILING # 1 BLK # LOT #

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-23-007

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Randy L. Cook

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 118 Anna Drive

N/A

PHONE: 434-3434

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.

Single Family Residence

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES NO ✓

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES NO ✓

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 25

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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.)

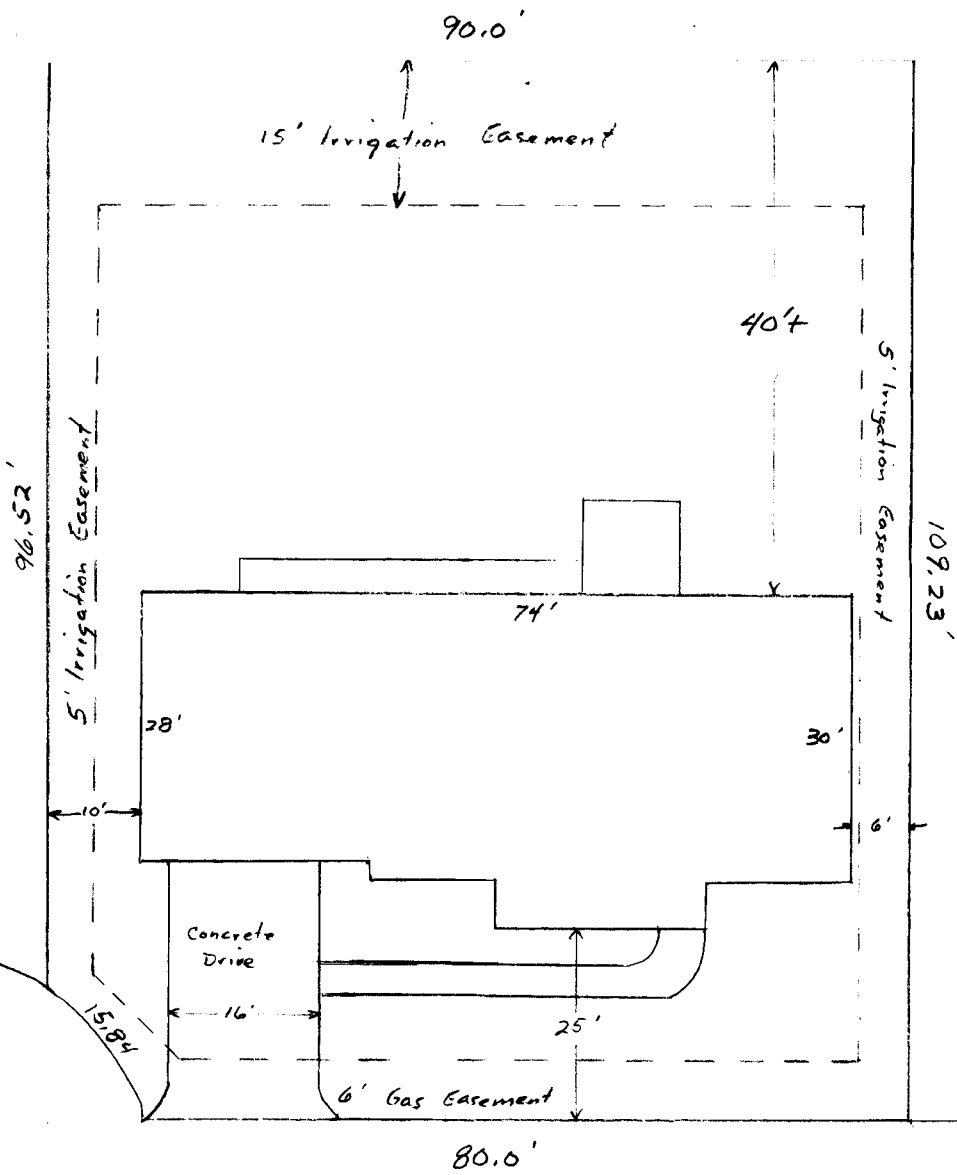
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4/10/87

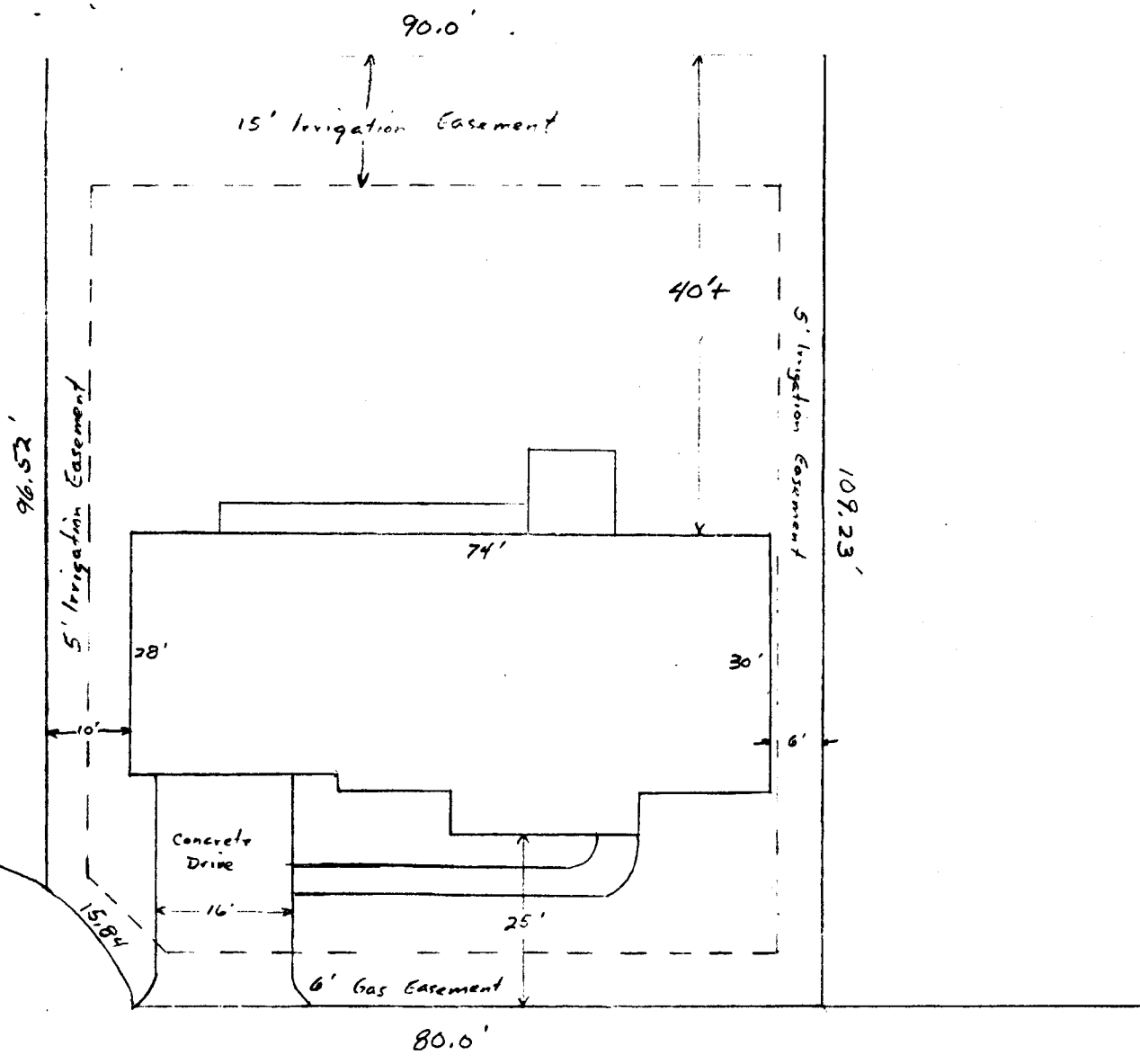
APPROVED BY: Kathy Metzger

Randy L. Cook
SIGNATURE



244 McFARLAND COURT

LOT 7
McFarland Estates
1st Addition
2945-112-23-007



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LOT 7
McFarland Estates
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