

DATE SUBMITTED: 3/16/87

PERMIT # 27415

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2750 Redwood Ct.

SQ. FT. OF BLDG: ± 120-140

SUBDIVISION: Schanster

SQ. FT. OF LOT: 130 x 70

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-251-10-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
House

PROPERTY OWNER: Robert A. Gray

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2750 Redwood Ct.

PHONE: 242-6122

DESCRIPTION OF WORK AND INTENDED USE:
Put up metal utility shed.

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

FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 3 R 3

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: front yard setbacks on 27 1/2 & Redwood Ct.

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.

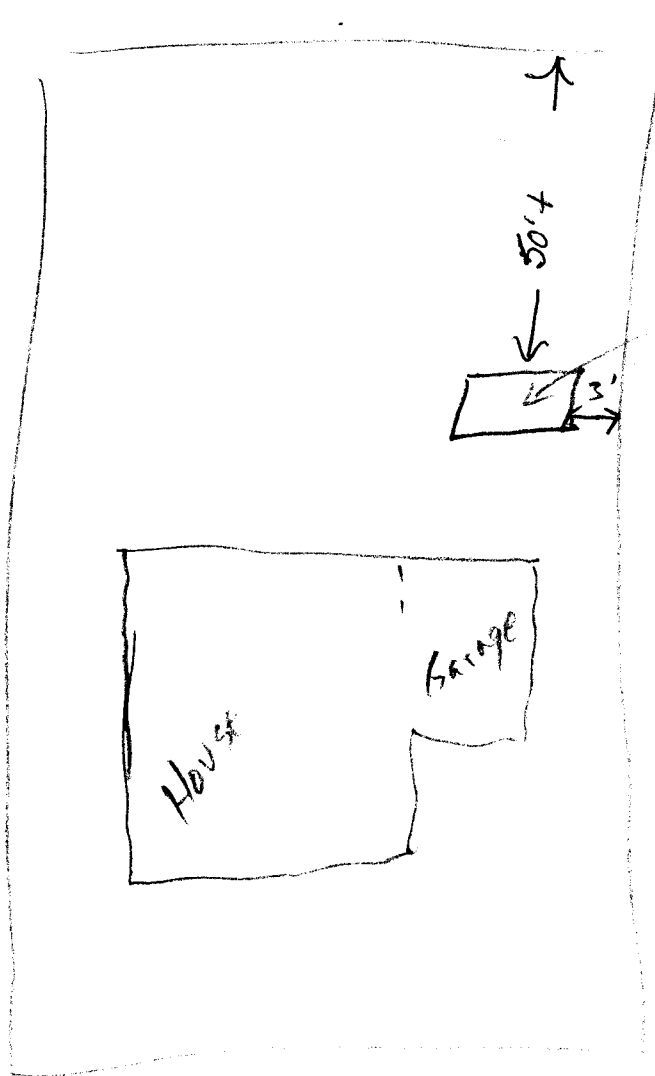
HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/16/87

APPROVED BY: Kathy Postma

Robert A. Gray
SIGNATURE

27 1/2 Road



Proposed Shed
Sight

Redwood Ct