

DATE SUBMITTED: 4/10/87

PERMIT # 27443

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 220 Texas

SQ. FT. OF BLDG: 16x14

SUBDIVISION: Sherwood Addition

SQ. FT. OF LOT: Approx 140x125

FILING # _____ BLK # 6 LOT # 16

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2943-113-03-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Brian Anelaki

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 220 Texas Ave

House & Shed

PHONE: 241 2058

DESCRIPTION OF WORK AND INTENDED USE:
Patio Cover Party's

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: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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 Postner

Brian Anelaki
SIGNATURE

