

DATE SUBMITTED: 6/9/87

PERMIT # 27893

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: ^{735 1/2} ~~803~~ Texas

SQ. FT. OF BLDG: 600

SUBDIVISION: Nelms Sub

SQ. FT. OF LOT: 90x160

FILING # _____ BLK # _____ LOT # 2728

NUMBER OF FAMILY UNITS: 4

TAX SCHEDULE NUMBER:
2945-114-13-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Merlin Zimmert

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 803 Texas

Apt. / Multi Fam.

PHONE: 245-6771

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

DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel

FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 10 R 20

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 5

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: (allowed 10.56 units per RMF-32)

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: 6/9/87

APPROVED BY: Kathy Portner

Merlin D. Zimmert
SIGNATURE