

DATE SUBMITTED: 5/12/88

PERMIT # 30233

FEE N/A

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 527 N-26th

SQ. FT. OF BLDG: 12 X 18

SUBDIVISION: Mesa Gardens

SQ. FT. OF LOT:

FILING # BLK # 8 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-11-014

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Thomas Fortik

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 527 N. 26th ST.

Residential

PHONE:

DESCRIPTION OF WORK AND INTENDED USE:
CARPORT

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

FOR OFFICE USE ONLY

NE: RSE-8

FLOODPLAIN: YES NO ✓

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO ✓

MAXIMUM HEIGHT:

CENSUS TRACT #: 7

PARKING SPACES REQ'D:

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: as per
variance # 88-4

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: 5/12/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE