

DATE SUBMITTED: 8/26/88

PERMIT # 31134

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 250 27 1/2 Rd

SQ. FT. OF BLDG: 12' x 22'

SUBDIVISION: Cox Sub.

SQ. FT. OF LOT: 115' x 70'

FILING # _____ BLK # _____ LOT # 1247

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2445-251-02-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Fred A. Johnson

USE OF ALL EXISTING BUILDINGS:
repair & speed

ADDRESS: 250 27 1/2 Rd

PHONE: 242-9111

DESCRIPTION OF WORK AND INTENDED USE:
open sided carport

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 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

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: 8/26/88

APPROVED BY: Kathy Denton

Fred A. Johnson
SIGNATURE

