

C.O. released 10/4/88

DATE SUBMITTED: 7-12-88

PERMIT # 31297

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 581 29 rd

SQ. FT. OF BLDG: 16 x 38

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 2.3 acres

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2943-071-16-002

4

PROPERTY OWNER: Wm GRAFF

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 583 29 rd

House & Dairy

PHONE: 242 111-3

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

Addition To Dairy

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### FOR OFFICE USE ONLY

ZONE: Rsf-d

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: min of 5

TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: combine

SPECIAL CONDITIONS: Sect. 4-9-2

landscaping

expansion of nonconforming use

do govern all the channels no compliance

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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: 7-12-88

APPROVED BY: [Signature]

William W. Graff  
SIGNATURE

