

DATE SUBMITTED: 7/27/88

PERMIT # 30839

FEE n/c

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 253 1/2 Allice

SQ. FT. OF BLDG: 1580

SUBDIVISION: Sunland

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-251-05-038

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2 storage shed

PROPERTY OWNER: Paul A Mumby

USE OF ALL EXISTING BUILDINGS:
Res.

ADDRESS: 253 1/2 Allice

PHONE: 242-4301

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:
new roof and footer repair

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO ✓

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: 0 n/a

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: interior remodel + replace roof - no change in use

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: 7/27/88

APPROVED BY: [Signature]

Paul Mumby
SIGNATURE