

DATE SUBMITTED: 11-18-88

PERMIT # 31849

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2699 Mazatlan

SQ. FT. OF BLDG: 34 X 70

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: 18,000

FILING # 6 BLK # 2 LOT # 5

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2701 264-23-018

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Calvin Bilger

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: P.O. 546

PHONE: 858-1480

DESCRIPTION OF WORK AND INTENDED USE:
New Residence

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: R5F-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 7' R 30'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: as per site plan
accepted 11/18/88

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: 11/18/88

APPROVED BY: Kathy Postma

Calvin Bilger
SIGNATURE

