

DATE SUBMITTED: 9/11/90

PERMIT # 36887

FEE 0

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 525 Elm Dr

SQ. FT. OF BLDG: 12' x 60'

SUBDIVISION: Cottonwood Meadows

SQ. FT. OF LOT: 150' x 48'

FILING # _____ BLK # 3 LOT # 13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-074-07-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Lloyd A. Pauer

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 525 Elm Dr

S/F

PHONE: 243-1670

DESCRIPTION OF WORK AND INTENDED USE:
New Roof - Trailer existing

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: RSF 8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

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: 9/11/90

Velma Pauer
SIGNATURE

APPROVED BY: B. Paulson

Elm Ave

407

26'

sewing

48 ft

width of lot 48'

43'

44'

Insulin

115 - Lot

Elm Drive

41'

48'

41'

