

City County

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 742 GRAND AVE

SQ FT OF BLDG: _____

SUBDIVISION: _____

SQ FT OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION _____

2945-141-38-008

PROPERTY OWNER: Mrs. CRONE

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 742 GRAND AVE

home, apts, beauty shop

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

X Concrete Footer & Slab Construct Wall at rear of Porch

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOOD PLAIN: YES NO

X SETBACKS: F 65' S 10' R 20'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: 2

MAXIMUM HEIGHT: 36'

SPECIAL CONDITIONS: B.O.A.

PARKING SPACES REQUIRED: n/a

Approval 5-3-84

LANDSCAPING/SCREENING: n/a

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VARIANCE FOR SIDE SETBACK FROM 10' to 1'

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

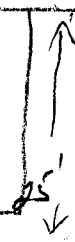
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

X [Signature]
SIGNATURE

DATE APPROVED: 5-15-84

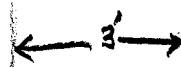
APPROVED BY: [Signature]

Existing



Existing Porch R.B.

B



Existing House

GRAND JUNCTION BOARD OF ADJUSTMENT

M I N U T E S

MAY 3, 1984

The specially scheduled meeting of the Grand Junction Board of Adjustment was called to order at 8:00 a.m. by Chairperson ANITA JOHNSON. Other members present were HEARLEN BROWN, BLAINE FORD, CECIL HOBBS, JIM PEARCE, AND WARREN LOWE.

Also present were Zoning Enforcement Officer, MIKE SUTHERLAND and Secretary, TERRI TROUTNER.

The minutes of November 18, 1983 were approved as submitted.

#84-1: Consideration of a request to vary the sideyard setback from 10 feet to 1 foot.

Petitioner: Mrs. James Crone
Location: 742 Grand Avenue
Grand Junction, CO 81501

HOBBS/LOWE 5-0 APPROVE THE REQUEST AS SUBMITTED.

The meeting was adjourned at 8:15 a.m.