

DATE SUBMITTED: 7-14-86

PERMIT # 25791

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 830 KENNEDY AVE  
CLM AVE. Sub

SQ. FT. OF BLDG: 80

SUBDIVISION: ~~2945-114-14-026~~

SQ. FT. OF LOT: 8460

FILING # \_\_\_\_\_ BLK # 1 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-114-14-026

NUMBER OF BUILDINGS ON PARCEL 2  
BEFORE THIS PLANNED CONSTRUCTION:

Res - GARAGE

PROPERTY OWNER: Evelyn M Stewart

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 830 KENNEDY AVE

PHONE: 242-5881

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

DESCRIPTION OF WORK AND INTENDED USE:

ADDITION TO BOD ROOM

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FOR OFFICE USE ONLY

ZONE: RSF-8

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

SETBACKS: F 45' S 5' R 15'

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

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 5

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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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 (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 RESUL IN LEGAL ACTION.

DATE APPROVED: 7-14-86

APPROVED BY: Linde

Evelyn M Stewart  
John Eggen Rep.  
SIGNATURE

WYNN, STEWART, 830 KENNEDY AVE

- 5" CONC FLOOR
- 2x4 WALLS + CEILING JOIST
- 2x6 RAFTERS 2' OC
- 1/2" CDX DUCKING
- 30# FALT ASPHALT SHINGLES
- 12" DROP SIDING EXT WALLS
- 6" INS CEILING 3/4" WALLS
- PANEL JOINT WALLS
- SHUTTER ROCK CEILING

