

DATE SUBMITTED: Aug. 12, 1987

PERMIT # 28445

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1736 No. 18TH ST.

SQ. FT. OF BLDG: 400

SUBDIVISION: ELMWOOD PLAZA

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 38

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-123-13-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: HARLOW & TEDDIE GOODNER

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 1736 No. 18TH ST.

PHONE: 242-3864

DESCRIPTION OF WORK AND INTENDED USE:
ADD ON A 20' X 20' ROOM - FAMILY ROOM & UTILITY ROOM.

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: R5F-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 5 R 6'6"

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 37

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Very rear yard setback from 15 feet to 6'6"

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.

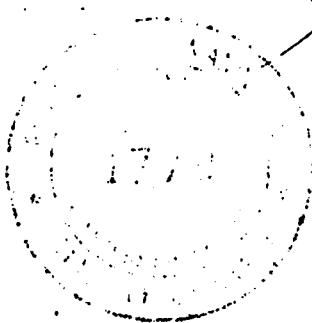
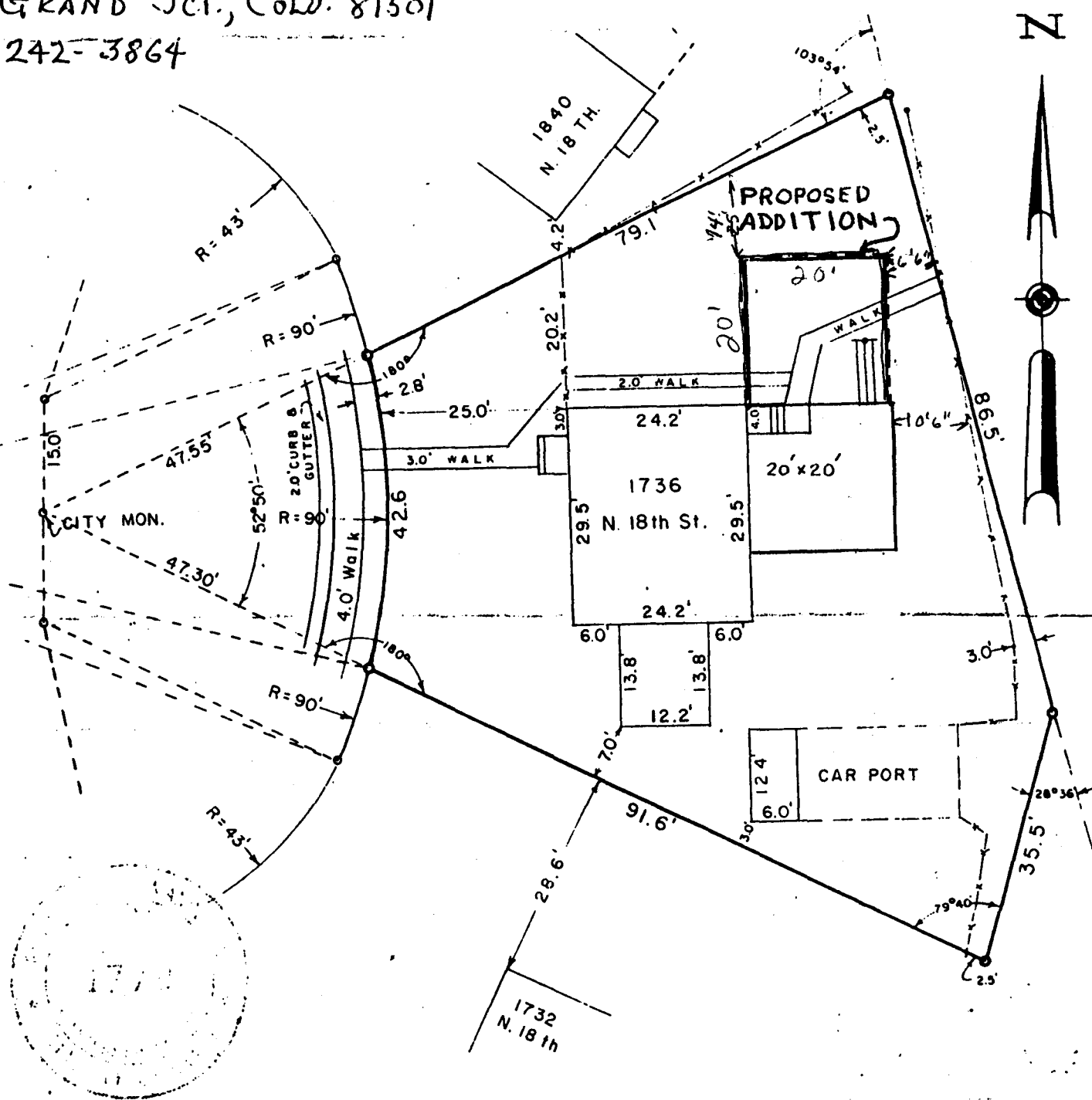
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8-12-87

APPROVED BY: [Signature]

[Signature]
SIGNATURE

HARLAN R. & TEDDIE J. GOODNER
 1736 No. 18TH ST.
 GRAND JCT., COLO. 81501
 242-3864



This is to certify that on this 18th day of August, 1964,
 I supervised a survey of Lot 38, Block 2,
 Elmwood Plaza Subdivision, City of Grand Junction, County
 of Mesa, State of Colorado, and found the house and other
improvements, except as shown, to be located entirely within
 the boundary lines of the above described property as
 shown on this plat. The location and dimensions of all
 buildings, improvements, easements, and rights of way in
 evidence or known to me, and encroachments by or on the
 premises are accurately shown

Richard C. Mandeville
 Registered Engineer & Land Surveyor

Scale 1" = 20'

WESTERN ENGINEERS	
IMPROVEMENT PLAT	
1736 NORTH 18TH STREET	
LOT 38 — BLOCK 2	
ELMWOOD PLAZA SUBDIVISION	
GRAND JUNCTION, COLORADO	
SURVEYED	G. L. A.
DRAWN	F. B. F.
GRAND JCT. COLO.	8/19/64