

DATE SUBMITTED: 7/26/88

PERMIT # 30832

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1730 WHITE AVE

SQ. FT. OF BLDG: 1400

SUBDIVISION: Main St. Add.

SQ. FT. OF LOT: 50 x 125

FILING # \_\_\_\_\_ BLK # 3 LOT # 19

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-13301-0178

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: GARY DeRUSH

USE OF ALL EXISTING BUILDINGS:  
house

ADDRESS: 1730 WHITE

PHONE: 241-2335

DESCRIPTION OF WORK AND INTENDED USE:

SUNROOM - enclosing around  
porch on existing part of house

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: RMF-32

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

SETBACKS: F 20 S 10 R 20

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

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: HO

LANDSCAPING/SCREENING: \_\_\_\_\_

\* SPECIAL CONDITIONS: existing structure is 6' from side property line. the enclosure for 2nd floor may rise up with existing structure below

\*\*\*\*\*

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.)

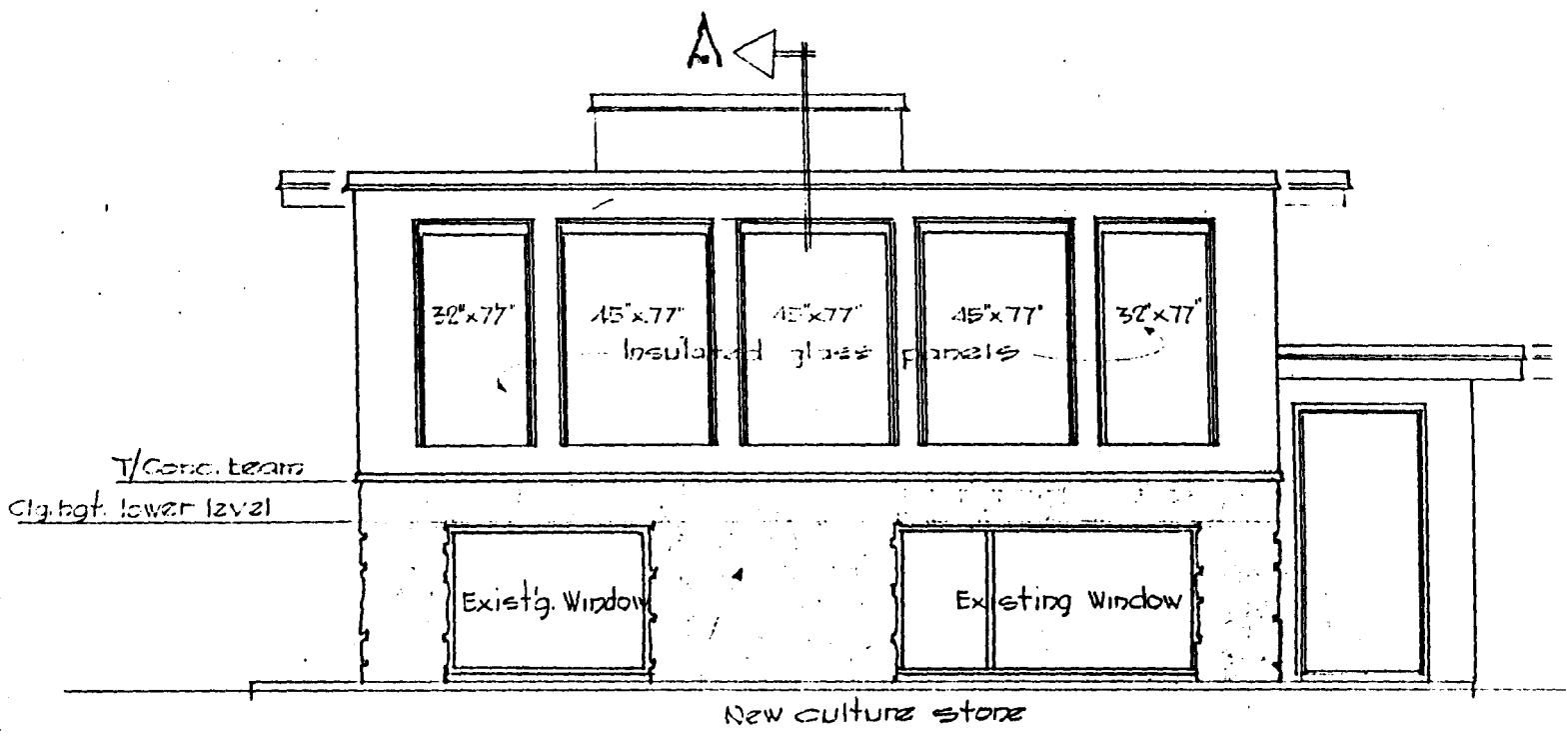
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

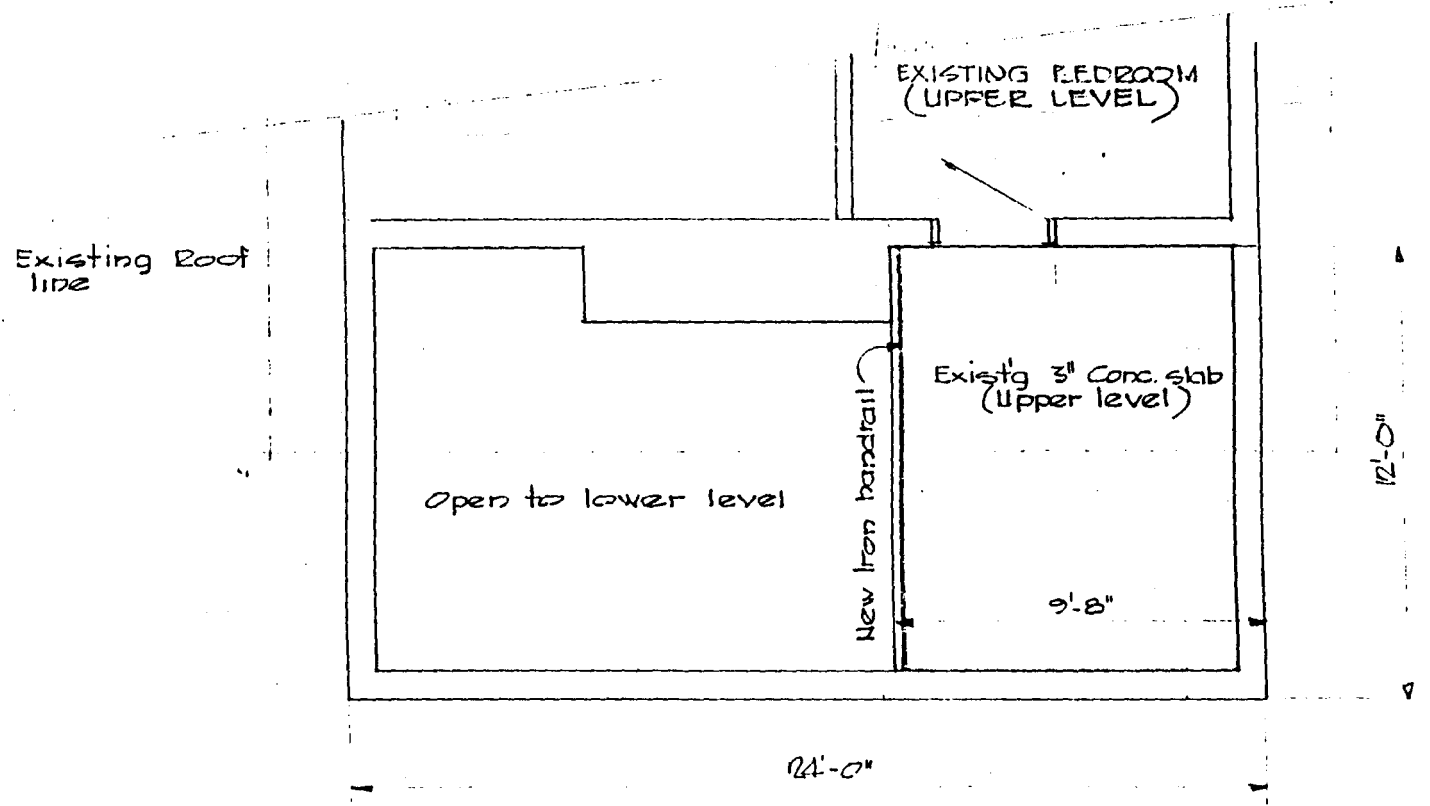
DATE APPROVED: 7/26/88

APPROVED BY: Kathy [Signature]

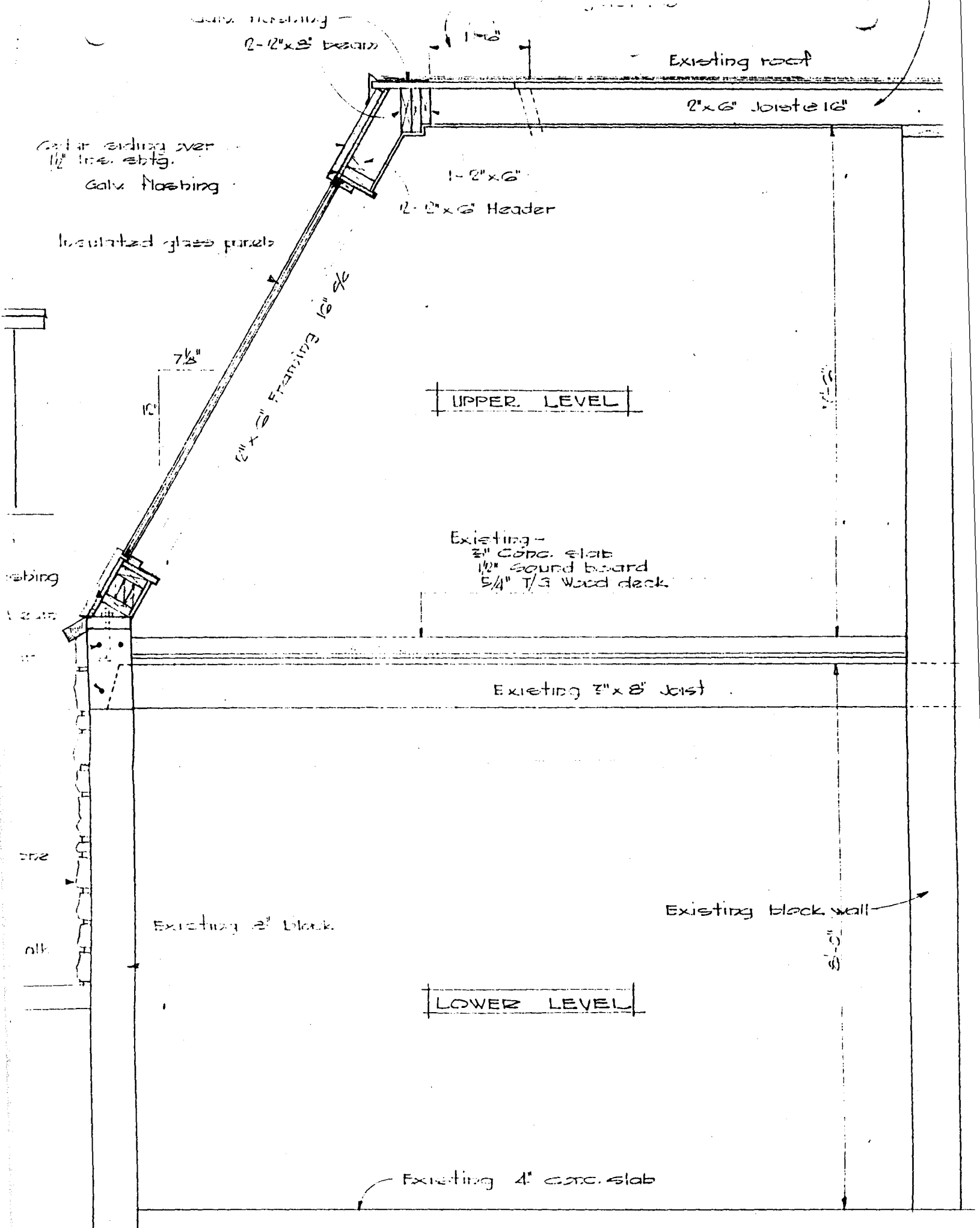
Gary D. DeRush  
SIGNATURE



SOUTH ELEVATION



FLOOR PLAN  
Scale 1/4" = 1'-0"



SECTION A-A  
 Scale 3/4" = 1'-0"

REMODEL SKETCH		
1730 WHITE AVE	SCALE	DRAWN BY V.F.D.
GRAND JUNCTION, COLO.		REVISED
DATE 7-20-88	APPROVED BY	DRAWING NUMBER 1 OF 1