

DATE SUBMITTED: 11-15-90

6/17/91 PERMIT # 38873
FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 605 GRAND MESA AVE.

SQ. FT. OF BLDG: 768

SUBDIVISION: GIFFORDS REPLAT

SQ. FT. OF LOT: See diagrams

FILING # _____ BLK # 1 LOT # 024

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 23306024

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: RICK WEISGERBER
ADDRESS: 2200 1/2 GATES AVE. REDWOOD BEACH

USE OF ALL EXISTING BUILDINGS:

PHONE: 245-9594

DESCRIPTION OF WORK AND INTENDED USE:
10' X 24' ADDITION

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

FOR OFFICE USE ONLY

ZONE: RMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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 RESULT IN LEGAL ACTION.

DATE APPROVED: 11-15-90

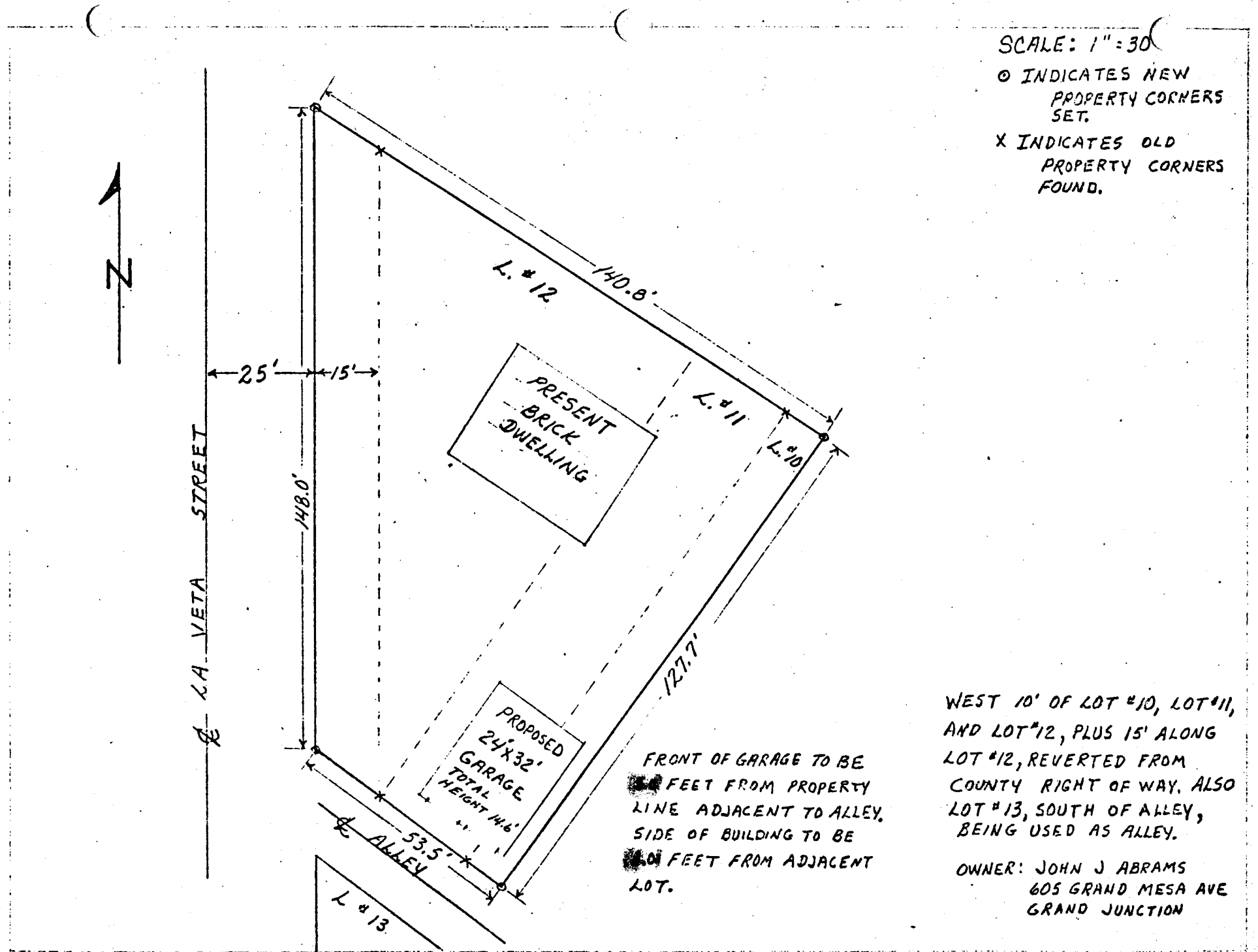
APPROVED BY: Val Lewis

Lany Lynn Anderson
SIGNATURE

SCALE: 1" = 30'

○ INDICATES NEW
PROPERTY CORNERS
SET.

× INDICATES OLD
PROPERTY CORNERS
FOUND.



FRONT OF GARAGE TO BE
10 FEET FROM PROPERTY
LINE ADJACENT TO ALLEY,
SIDE OF BUILDING TO BE
10 FEET FROM ADJACENT
LOT.

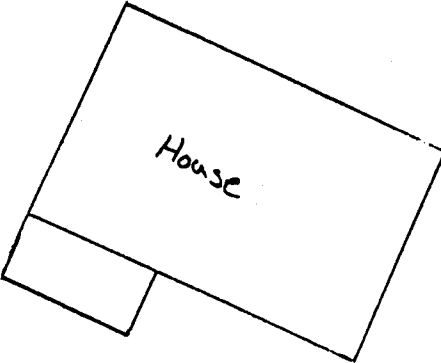
WEST 10' OF LOT #10, LOT #11,
AND LOT #12, PLUS 15' ALONG
LOT #12, REVERTED FROM
COUNTY RIGHT OF WAY, ALSO
LOT #13, SOUTH OF ALLEY,
BEING USED AS ALLEY.

OWNER: JOHN J ABRAMS
605 GRAND MESA AVE
GRAND JUNCTION

605 Grand Mesa Ave.

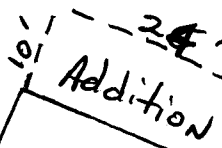


Grand Mesa Ave.

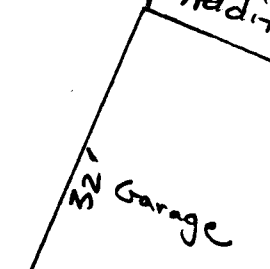


House

Approx 80'



Addition



Garage

3'

5'

Alley Way

ACCEPTED *PKS* 11-15-90
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOT TO SCALE

vedo Ave