

DATE SUBMITTED: 7-29-91

PERMIT NO. 39353

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2040 N 15th

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING NO. ___ BLK NO. ___ LOT NO. ___

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-122-05-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: Joe Rodrigues

USE OF EXISTING BUILDINGS: Leave in - Residential

ADDRESS: 2040 Nth 15th

DESCRIPTION OF WORK AND INTENDED USE: Build Build Porch in Back

TELEPHONE: 245 1383

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 10 REAR 20

CENSUS TRACT: _____

MAXIMUM HEIGHT _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kristen L. Ashbeck
Department Approval
7/29/91
Date Approved

Joe Talley
Applicant Signature
7/29/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

Front Road 15th Street

PL

W

P.L.

Driveway

Front yard

existing house

now closed in porch

S

66'

11'

N

13'3"

15'

P.L.

22'

34'

existing garage

PL

E

ACCEPTED KKA 7/29/91
ANY CHANGES MUST BE
APPROVED BY THE ENGINEER
DEVELOPER
RECORDING OFFICE
LOCAL PLANNING DEPARTMENT PLACEMENTS
AND PROPERTY LINES.