

DATE SUBMITTED: 7-19-91

PERMIT NO. 39291

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2102 N 1st Street

SQ. FT. OF BLDG: 1400

SUBDIVISION: Hillcrest Manor

SQ. FT. OF LOT: 14,500

FILING NO. 1 BLK NO. 1 LOT NO. 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945 112 15015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Dak Cole

USE OF EXISTING BUILDINGS: Single Family Residence

ADDRESS: 2102 N 1st Street

DESCRIPTION OF WORK AND INTENDED USE: addition to existing home.

TELEPHONE: 243 7711

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-5

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 5' REAR 25'

CENSUS TRACT: 4

MAXIMUM HEIGHT 32'

TRAFFIC ZONE: 25

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

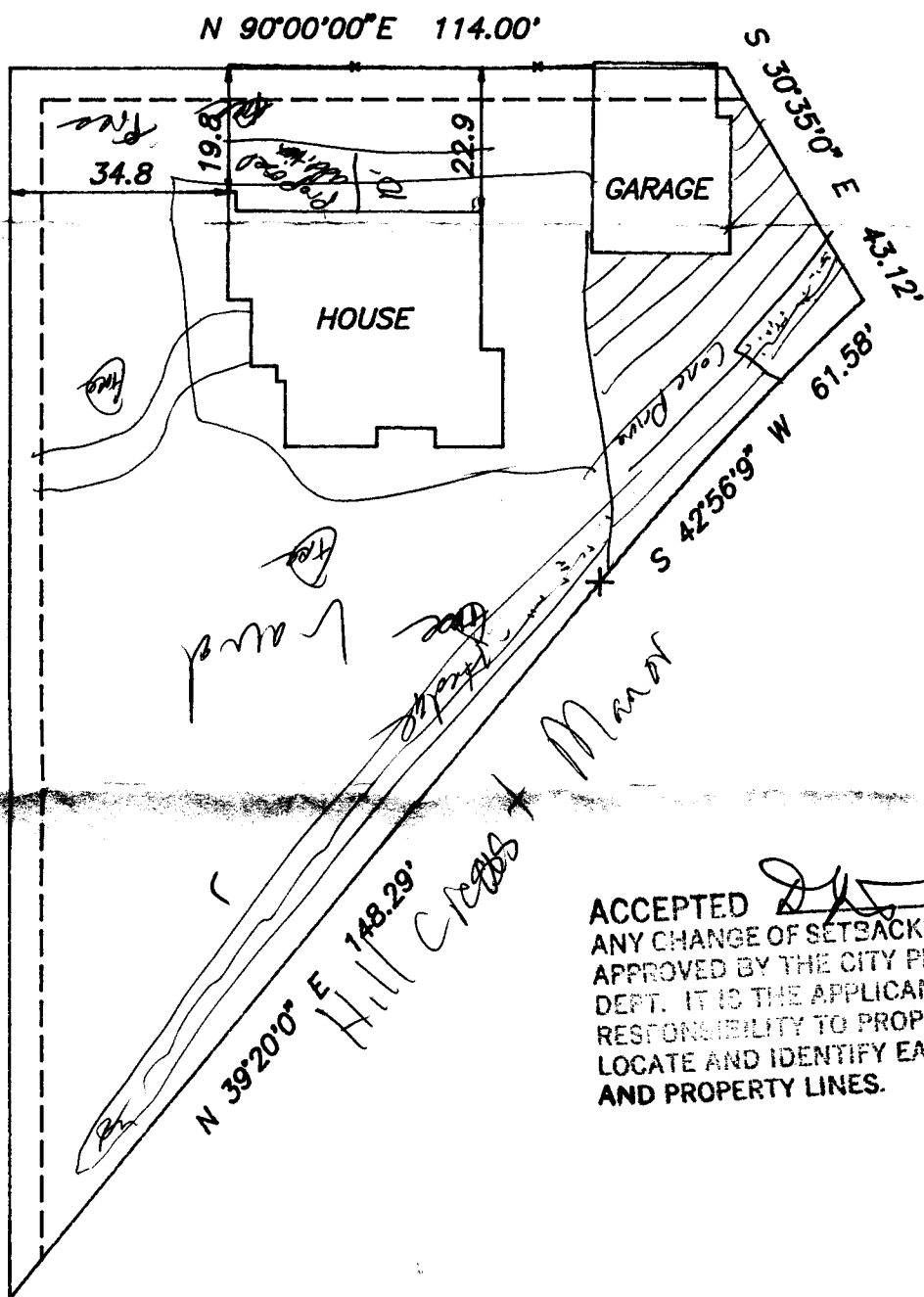
7-19-91
Date Approved

7-19-91
Date

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

C/C

1st Street,
N 00°00'00"E 196.90'



N 90°00'00"E 114.00'

S 30°35'0"E

43.12'

GARAGE

HOUSE

S 42°56'9"W 61.58'

Land

N 39°20'0"E 148.29'

Hill Cross + Main

ACCEPTED *DJS* 7-19-91
 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.