

DATE SUBMITTED: 9/5/91

PERMIT NO. 39720

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 256 27 1/2 ROAD

SQ. FT. OF BLDG: Existing 35' X 16'

Addition 18' X 16'

SUBDIVISION: Cox Sub

SQ. FT. OF LOT: 18,810

FILING NO. 1 BLK NO. 1 LOT NO. 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-251-02-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Lisa Tansfeldt

USE OF EXISTING BUILDINGS: Residential

ADDRESS: 256 27 1/2 ROAD

DESCRIPTION OF WORK AND INTENDED USE: Addition of 2 bedrooms.

TELEPHONE: 245-8186

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 50' Or R.O.W.

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 15' or 20' P.L.

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 30'

PARKING REQ'MT _____

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).

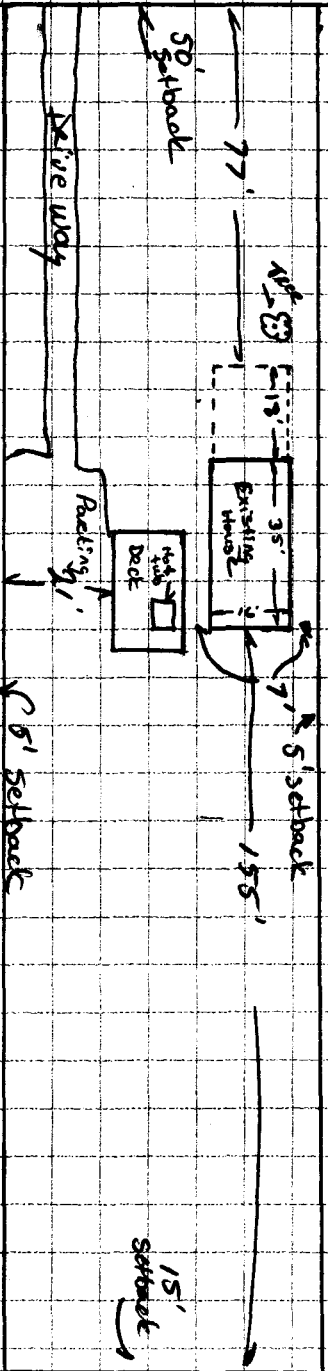
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

B. Paulson
Department Approval
9/5/91
Date Approved

[Signature] General Contractor
Applicant Signature
9/5/91
Date

27 1/2 ROAD



Proposed Addition



Site Plan

256 27 1/2 ROAD

Scale

1/4" = 10'

IRIGATION Ditch

ACCEPTED 8/9/91
 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.