

DATE SUBMITTED: 8-29-91

PERMIT NO. 39637

FEE \$ 500

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1303 GRAND AVE SQ. FT. OF BLDG: 774

SUBDIVISION: Keith's SQ. FT. OF LOT: 7600

FILING NO.     BLK NO. B LOT NO. 1E2 NO. OF FAMILY UNITS:    

TAX SCHEDULE NO: 2945-133-03-001 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: James G. Loggans USE OF EXISTING BUILDINGS: 1 Family Residence

ADDRESS: 1303 GRAND AVE

TELEPHONE: 245-5402 DESCRIPTION OF WORK AND INTENDED USE: close 2 walls covered patio

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

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**FOR OFFICE USE ONLY**

ZONE RSF-8

FLOODPLAIN: YES     NO    

SETBACKS: FRONT 20'  
ASSUMED  
SIDE 3' REAR 3'

GEOLOGIC HAZARD: YES     NO    

CENSUS TRACT: 7 TRAFFIC ZONE: 40

MAXIMUM HEIGHT 32'

PARKING REQ'MT    

LANDSCAPING/SCREENING REQUIRED:    

SPECIAL CONDITIONS:    

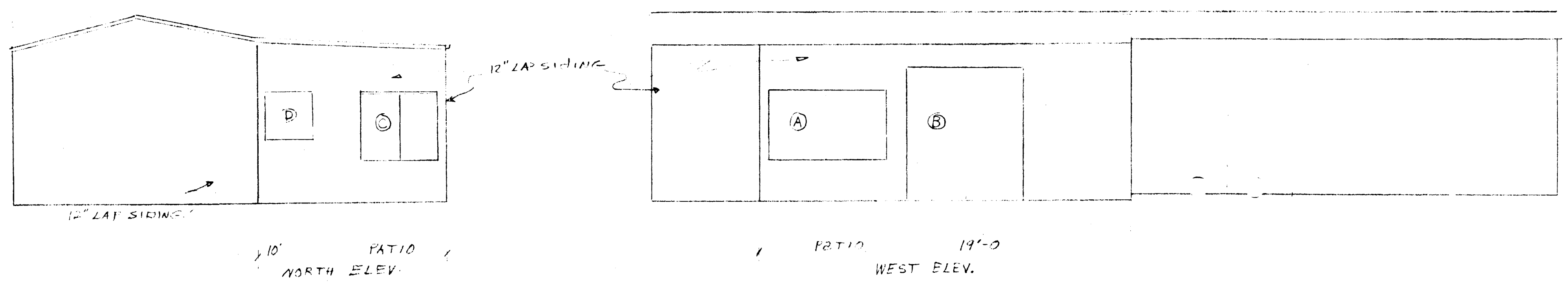
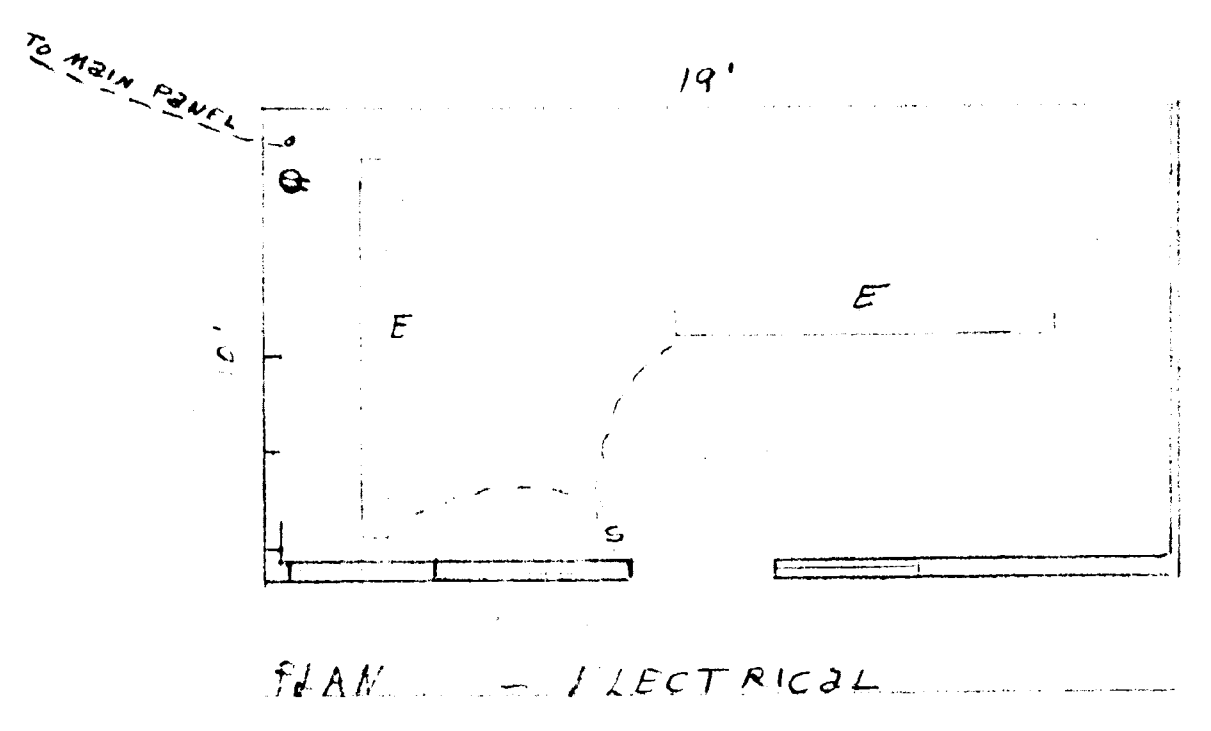
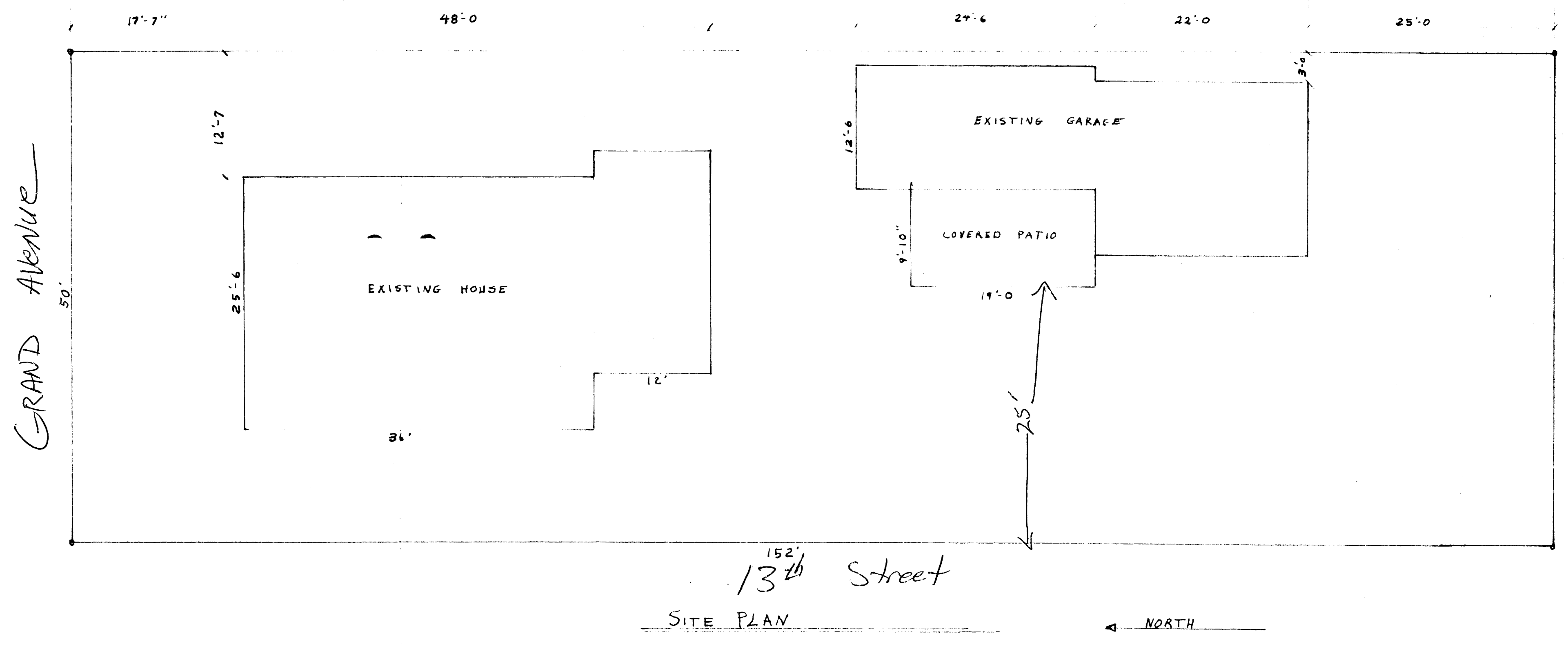
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.

[Signature]  
Department Approval  
8-29-91  
Date Approved

[Signature]  
Applicant Signature  
8/29-91  
Date



- A 6030 ALUMINUM W. DOOR
- B 12" ZINC SIDING
- C 48" SWAMP COOLER
- D SWAMP COOLER
- E 8" WHITE FLOOR FINISH

8/28 8-29-97

LOGGANS RESIDENCE 1303 GRAND AVE.			
SCALE:	APPROVED BY:	DRAWN BY:	
DATE: 8-20-97		REVISED:	
		DRAWING NUMBER:	