

DATE SUBMITTED: 10/14/91

PERMIT NO. 40094

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2700 G Rd
Unit 1B

SQ. FT. OF BLDG: 15' x 14.5'

SUBDIVISION: VILLAGE 20's

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. 1 LOT NO. B

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2701-363

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1 (Townhome)

OWNER: Dr. William Reed

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS: 2700 G Rd 1B

DESCRIPTION OF WORK AND INTENDED USE: ADD ROOM (ENCLOSE PATIO)

TELEPHONE: 242-1417

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 PR 44-89

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 50' ±

GEOLOGIC HAZARD: YES ___ NO

SIDE 12' (BLDG) REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 16

MAXIMUM HEIGHT 35'

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A

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.

Karl Matzger
Department Approval
10/14/91
Date Approved

Bob Hartman
Applicant Signature
10-14-91
Date

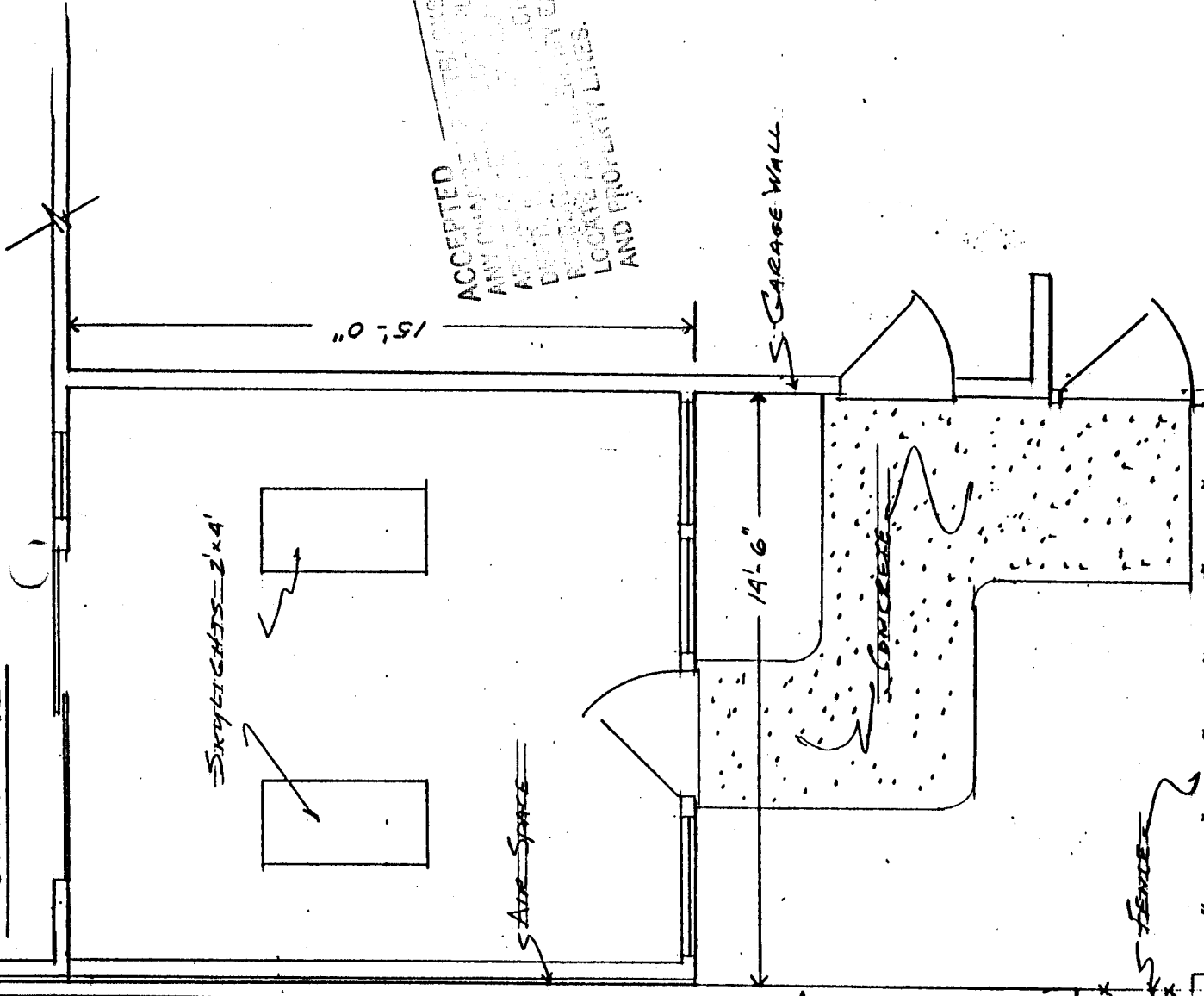
UNIT 1-B

UNIT 1-C

ACCEPTED - STRUCTURES MUST BE
ANY CHANGE TO THIS PLANING
MUST BE APPROVED BY THE
ENGINEER. ALL UTILITY EASEMENTS
LOCATED IN UTILITY LINES
AND PROPERTY LINES.

~~GARAGE WALL~~

NOI



FLOOR PLAN

DATE: 10/10/10