

DATE SUBMITTED: 9-11-91

PERMIT NO. 39767

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2501 HAWTHORNE AVE

SQ. FT. OF BLDG: 12' X 20'

SUBDIVISION: SPRING VALLEY

SQ. FT. OF LOT: 104 X 119

FILING NO. 5 BLK NO. 10 LOT NO. 16

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-01-21-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Dennis & Cindy Learden

USE OF EXISTING BUILDINGS: residence

ADDRESS: 2501 Hawthorne Ave
Gr Jct, Colo
81506

DESCRIPTION OF WORK AND INTENDED USE: addition (kitchen) with deck

TELEPHONE: 241-6422

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

FOR OFFICE USE ONLY

ONE RSF-5

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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

9/11/91

Date Approved

[Signature]

Applicant Signature

9-11-91

Date

