

DATE SUBMITTED: 9/16/91

PERMIT NO. 39859

FEE \$ 500

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1337 ROOD

SQ. FT. OF BLDG: 648 <sup>sq</sup>

SUBDIVISION: KEITHS ADDITION

SQ. FT. OF LOT: 50x125

FILING NO.     BLK NO. H LOT NO. 9E10 . NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-133-11-005 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: JOHN R. FOOTE

USE OF EXISTING BUILDINGS: RESIDENCE / GARAGE

ADDRESS: 1337 ROOD

TELEPHONE: 664-7776 (OLD) 245-7776 (NEW) DESCRIPTION OF WORK AND INTENDED USE: ADD Family Room - 13.R.

**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 X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES     NO    

SIDE 5 REAR 15

CENSUS TRACT: 7 TRAFFIC ZONE:    

MAXIMUM HEIGHT 32

PARKING REQ'MT 40

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.

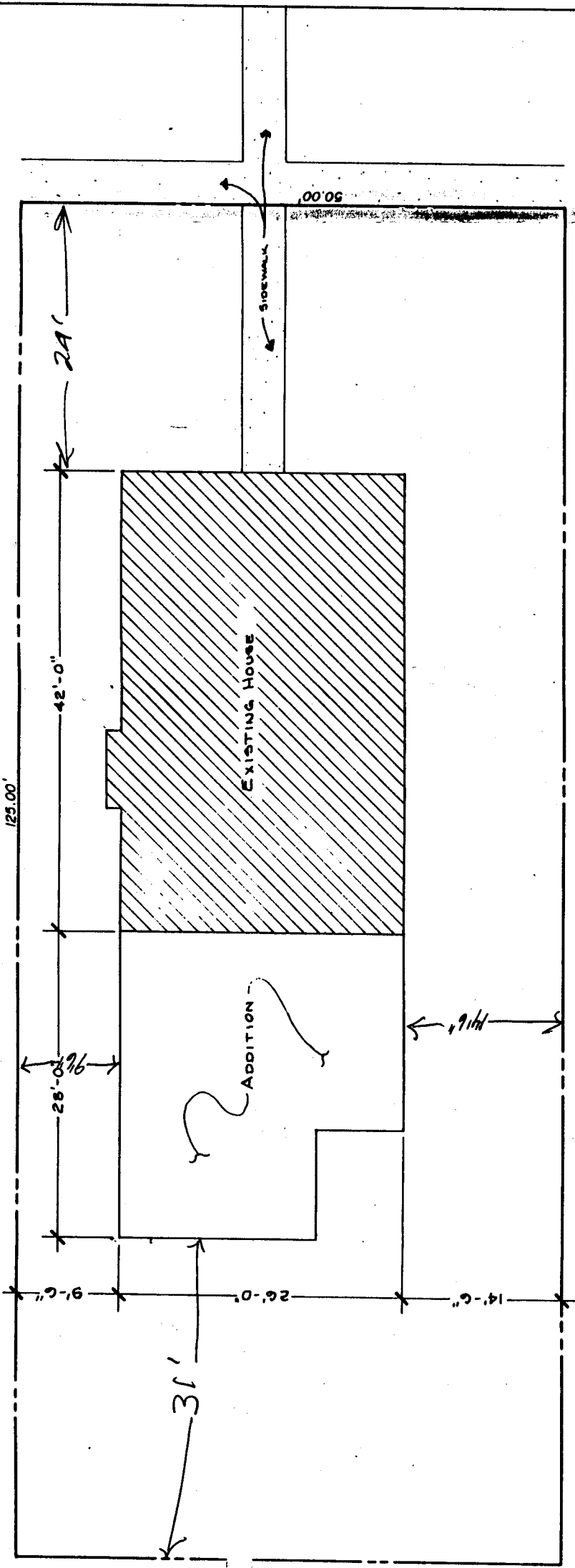
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Katherine M. Parker  
Department Approval  
9/16/91  
Date Approved

[Signature]  
Applicant Signature  
9-16-91  
Date

ACCEPTED  
ANY CHANGE OF CHECKS MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT  
DATE: 1/16/91  
LOCAL AND EASEMENTS  
AND PROPERTY LINES.

Rood Avenue



PLOT PLAN  
1" = 10'-0"