

DATE SUBMITTED: 12-2-91

PERMIT NO. 40575

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 898 TEXAS

SQ. FT. OF BLDG: 20'x14'

SUBDIVISION Neams Sub.

SQ. FT. OF LOT: 50x145

FILING # _____ BLK # 1 LOT # 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-114-11014

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER ROBT AND LAMPETH

USE OF EXISTING BUILDINGS: home

ADDRESS 624 YUCCA DR

DESCRIPTION OF WORK AND INTENDED USE: patio additions

TELEPHONE: 245-4082

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

FOR OFFICE USE ONLY

ZONE R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' *

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15'

CENSUS TRACT: 5 TRAFFIC ZONE: 33

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: see attached letter approving 11' setback design

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.

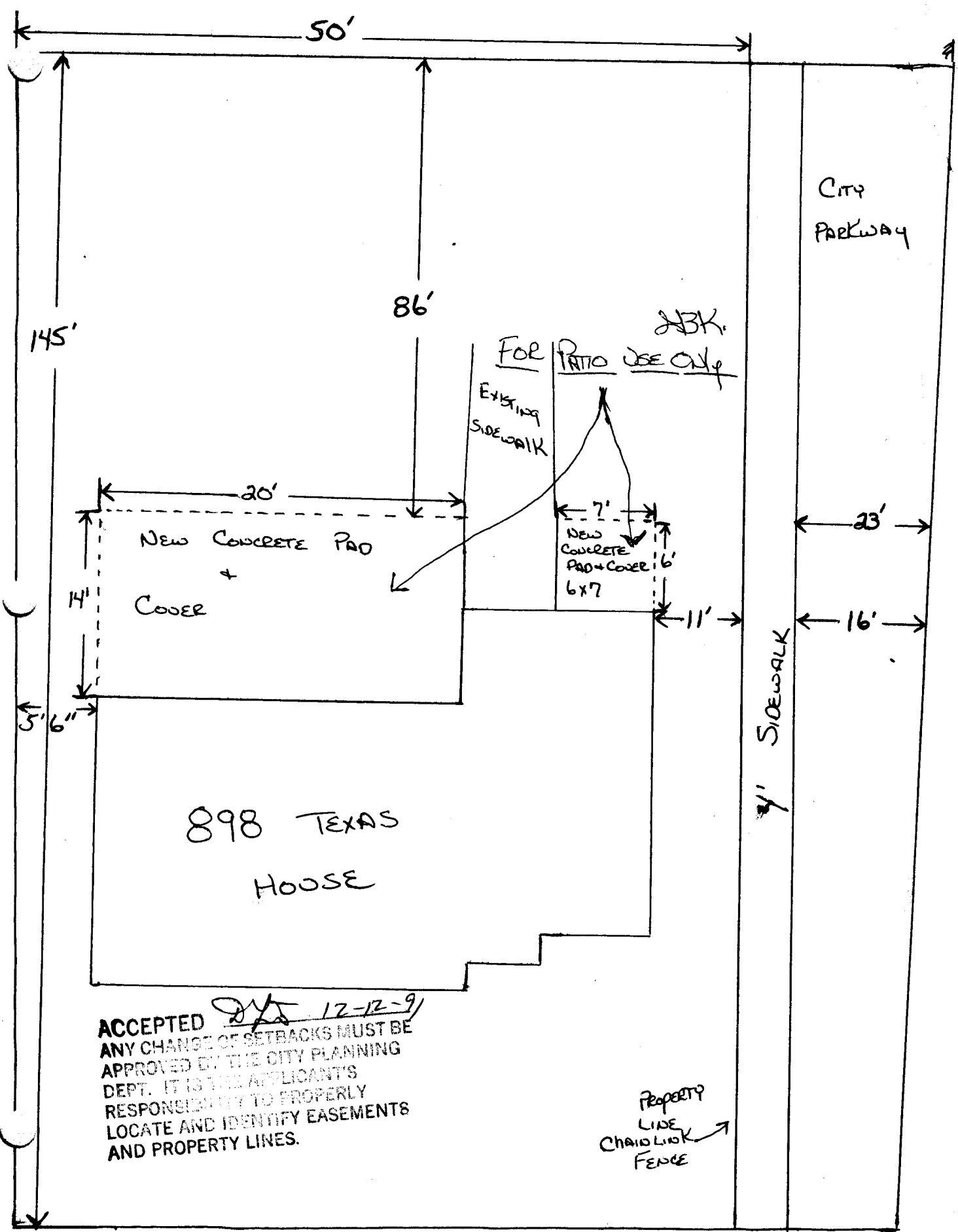
Kathy Porter
Department Approval

[Signature]
Applicant Signature

12/11/91
Date Approved

12/11/91
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



50'

145'

86'

FOR RATIO USE ONLY

EXISTING SIDEWALK

NEW CONCRETE PAD

COVER

NEW CONCRETE PAD + COVER 6x7

CITY PARKWAY

CITY

20'

14'

7'

23'

5' 6"

11'

16'

4' SIDEWALK

898 TEXAS HOUSE

ACCEPTED [Signature] 12-12-91
 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.

PROPERTY LINE CHAIN LINK FENCE

TEXAS AVE



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

December 11, 1991

Guy Kraft
1429 M Road
Loma, CO 81524

Dear Mr. Kraft:

The request to allow an addition to the rear of the house at 898 Texas Avenue (lot 10, block 1, Nelms Subdivision; 2945-114-11-014) with a setback of 11' from property line along Cannell Street has been approved. The proposed 6'x7' concrete pad and cover will follow the existing house line along the east side. Section 5-1-7.K.3 of the Zoning and Development Code allows the Community Development Department Director to vary the front yard setback on a side street under certain conditions. The proposal meets all conditions as listed in the above referenced section. No vehicular access shall be allowed from the side street to the addition.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Acting Director

The proposed addition as described above will not create unsafe conditions for pedestrian or vehicle circulation.

A handwritten signature in cursive script that reads "J. Don Newton".
J. Don Newton
City Engineer

Book 1870
Page 196
Reception # 1588340



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BOOK 1870 PAGE 196

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1588340 01:31 PM 12/12/91
MONIKA TODD CLK&REC MESA COUNTY CO

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