

DATE SUBMITTED: 7/12/91

PERMIT # 39231
FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2406 Walnut
SUBDIVISION: Urban Village
FILING # _____ BLK # 6 LOT # 3

SQ. FT. OF BLDG: 280 sq FT
SQ. FT. OF LOT: 9,600
NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-29-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: James Bennett
ADDRESS: 2406 WALNUT
PHONE: 241-0784

USE OF ALL EXISTING BUILDINGS:
Dwelling

DESCRIPTION OF WORK AND INTENDED USE:
Addition of shed: BRESEWAY

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: R3F-8
SETBACKS: F 20 S 5 R 15
MAXIMUM HEIGHT: 32
PARKING SPACES REQ'D: —
LANDSCAPING/SCREENING: —

FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT #: 6
TRAFFIC ZONE: 31
SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

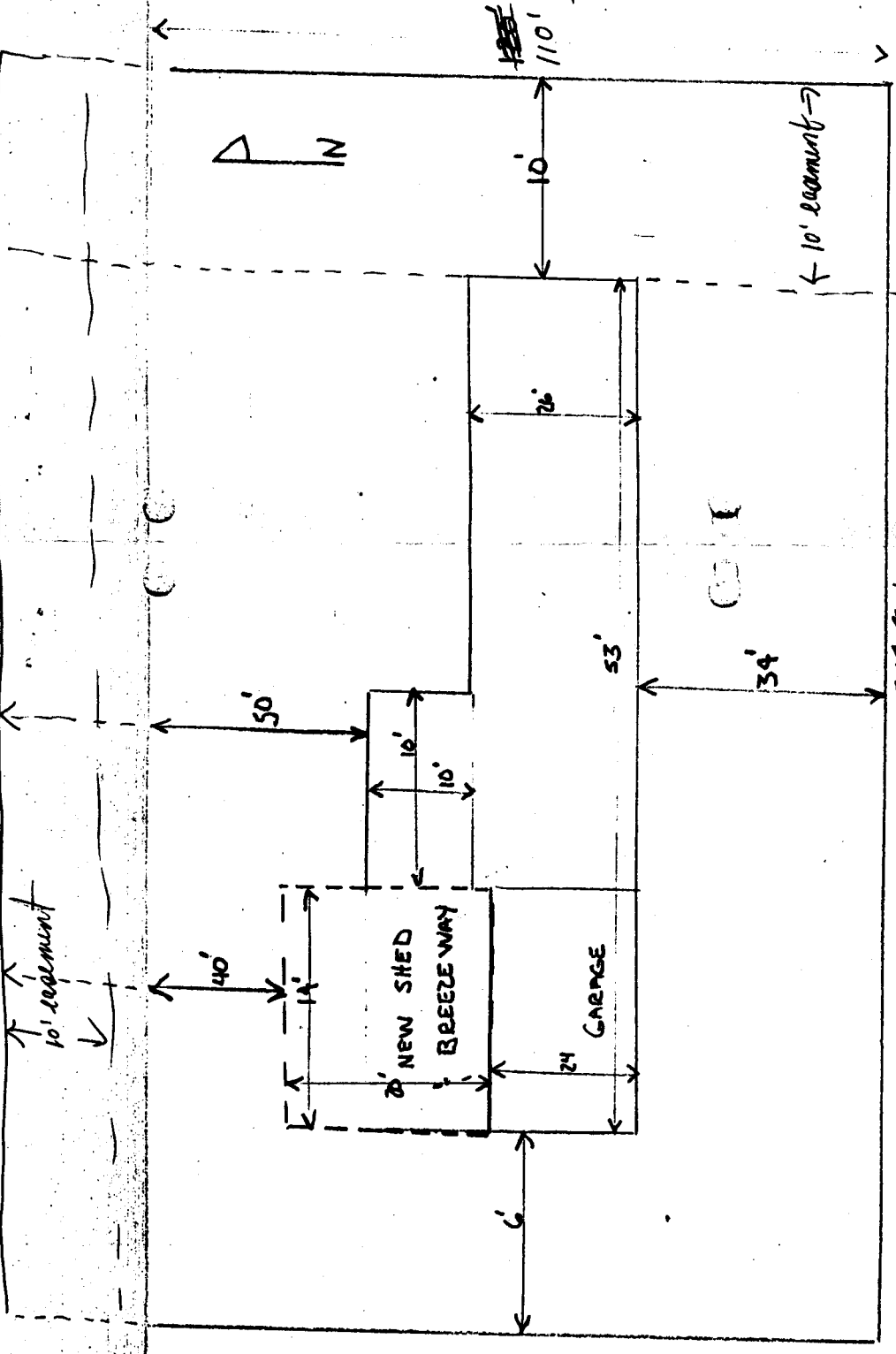
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7/12/91 by: Kathy Rooker

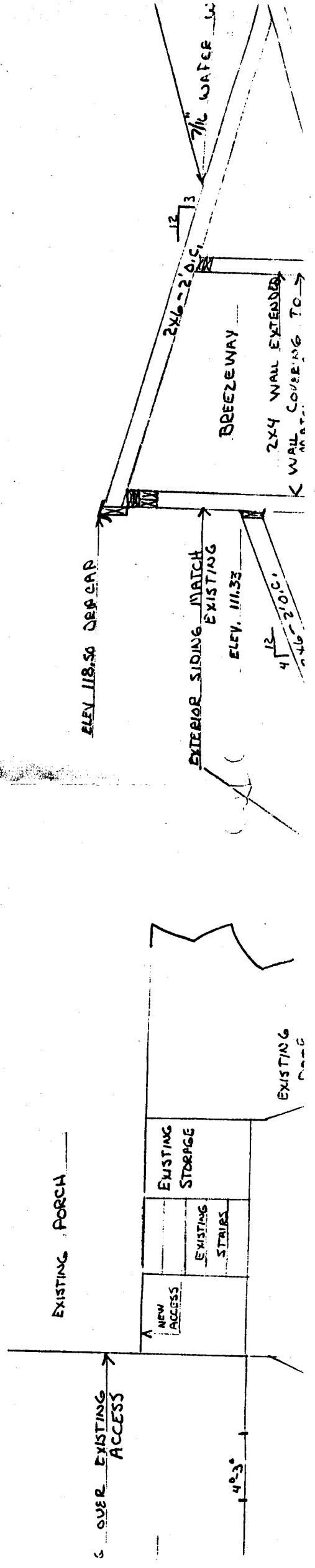
Robert Young Jr
Applicant Signature

ACCEPTED 7/12/91
 ANY CHANGE OF CIRCUMSTANCES MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

- 9,600 sq FT LOT
- 528 sq FT GARAGE
- 1600 sq FT TWO STORY HOUSE
- 280 sq FT NEW ADDITION
- 2408 sq FT TOTAL Bldgs

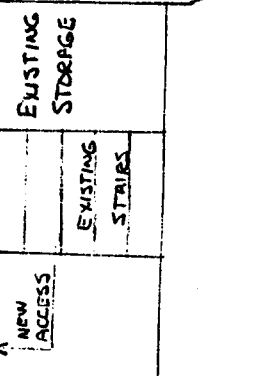


2406 WALNUT AVE



EXISTING PORCH

6' OVER EXISTING ACCESS



EXISTING PORCH