

DATE: 7/18/91

PERMIT # 39284
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1630 White Ave.

SQ. FT. OF BLDG: 960 ^{sq ft} ~~Before~~ / 1170 ^{sq ft} ~~After~~

SUBDIVISION: EAST MAIN ST Addition

SQ. FT. OF LOT: 8184 ^{sq. ft.}

FILING # _____ BLK # 1 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-133-02-030

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Romeo Vega

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 1630 White Ave.

PHONE: (303) 242-3020

DESCRIPTION OF WORK AND INTENDED USE:
1 story add. for expansion of kitchen area & to add open dining room to kitchen area.

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

Kitchen Addition = 7' x 28' 8"
open Carport = 12' x 28' 8"
open Porch = 19' 8" x 9' 2"

FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 10' R 20'
Assessory 20' 36' 3' 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 40

LANDSCAPING/SCREENING: _____

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: July 18, 1991
APPROVED BY: [Signature]

Romeo A. Vega
SIGNATURE

143'

26.3"

142"

23 1/2"

19 3/8"

26.7'

28'8"

19 3/8"

9'2"

ADDITIONAL
Kitchen / Dining Rm

porch

New
Carport
(4' x 36' x 28'8")

Carport
(2' x 10' x 22')

7-18-91

ACCEPTED
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.

SW

DRW

Minimum Property Line

Property Lines

DRW - Driveway

Invisible lines for utilities

White Ave