

DATE SUBMITTED: 4/22/92

PERMIT NO. 41618 ✓

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1401 N. 16th St SQ. FT. OF BLDG: 1,119 SF ON TWO FLOORS

SUBDIVISION: _____ SQ. FT. OF LOT: 7,105

FILING NO. _____ BLK NO. _____ LOT NO. _____ NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945 12322 030 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER: TIM KIER USE OF EXISTING BUILDINGS: HOUSE & DETACHED GARAGE

ADDRESS: 1401 N 16th St

TELEPHONE: 241-6556 DESCRIPTION OF WORK AND INTENDED USE: ADDITION OF 1,119 SF LIVING ROOM, UTILITY, FAMILY, MASTER BR & BATHS

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

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 20'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 36'

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).

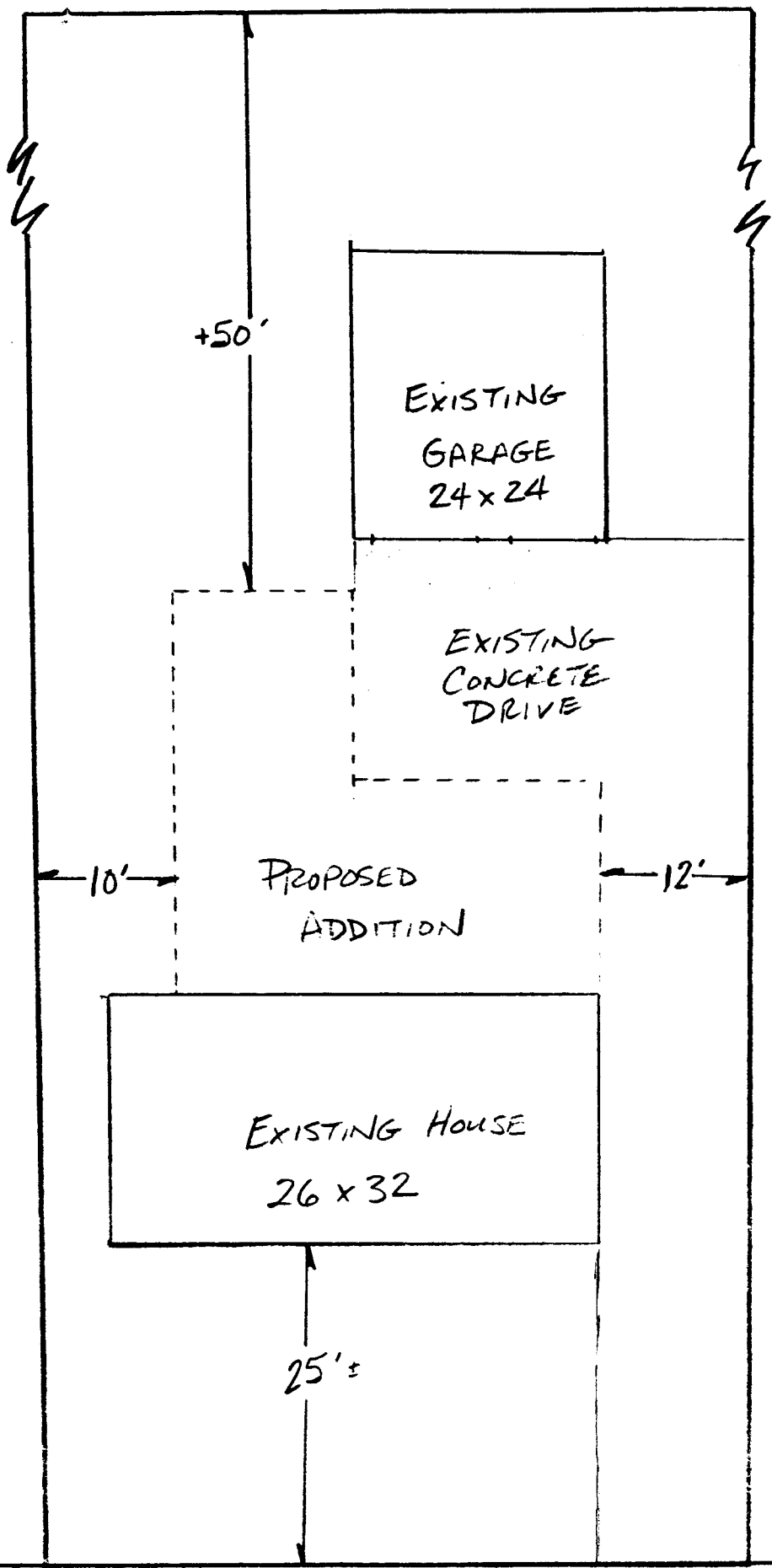
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Anaeline Barrett
Department Approval
4/22/92
Date Approved

Bryon S. Duff
Applicant Signature
4/22/92
Date

KIER RES.
1401 N. 16th



NORTH 16th ST